



## RETAIL UNIT TO LET

6 Hanbury Road  
Bargoed  
CF81 8QR

- Fully refurbished for use as a beauty/hair salon
- Prominent position in Bargoed Town Centre
- EPC Band: D (85)
- Individual treatment rooms in basement

**£12,000 PER ANNUM EXCLUSIVE**

## LOCATION

Bargoed is situated approximately 8 miles north of Caerphilly and 3 miles northwest of Blackwood. The main A469 provides a direct and convenient access to the A470 Cardiff to Merthyr Tydfil dual carriageway in the south. The A470 in turn links with the M4 motorway at Junction 32.

## DESCRIPTION

The subject property is an end terrace retail unit fully refurbished to comprise a beauty salon/hairdressing premises to the ground floor and further treatment rooms to the basement alongside a kitchen and WC.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate net internal floor areas:-

Ground Floor	568 sq ft (52.8 sq m)
Basement	
Treatment Room (1)	167 sq ft (15.5 sq m)
Treatment Room (2)	165 sq ft (15.4 sq m)
Total	900 sq ft (83.7 sq m)

## SERVICES

The property has a mains water and electric supply but no mains gas supply. We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The property is available to let, as a whole or in part, by way of a new lease on terms to be agreed.

## RENT

£12,000 per annum exclusive.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £5,900  
Uniform Business Rate 2024/25: 56.2  
Gross Rates Payable: £3,316

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However in this instance we have been informed that there is no VAT payable.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX

Tel: 02920 867711

Joshua Isaac - [joshua.isaac@brinsons.co.uk](mailto:joshua.isaac@brinsons.co.uk)

Trevor Isaac - [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

## SUBJECT TO CONTRACT AND AVAILABILITY

JUN24/2634



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



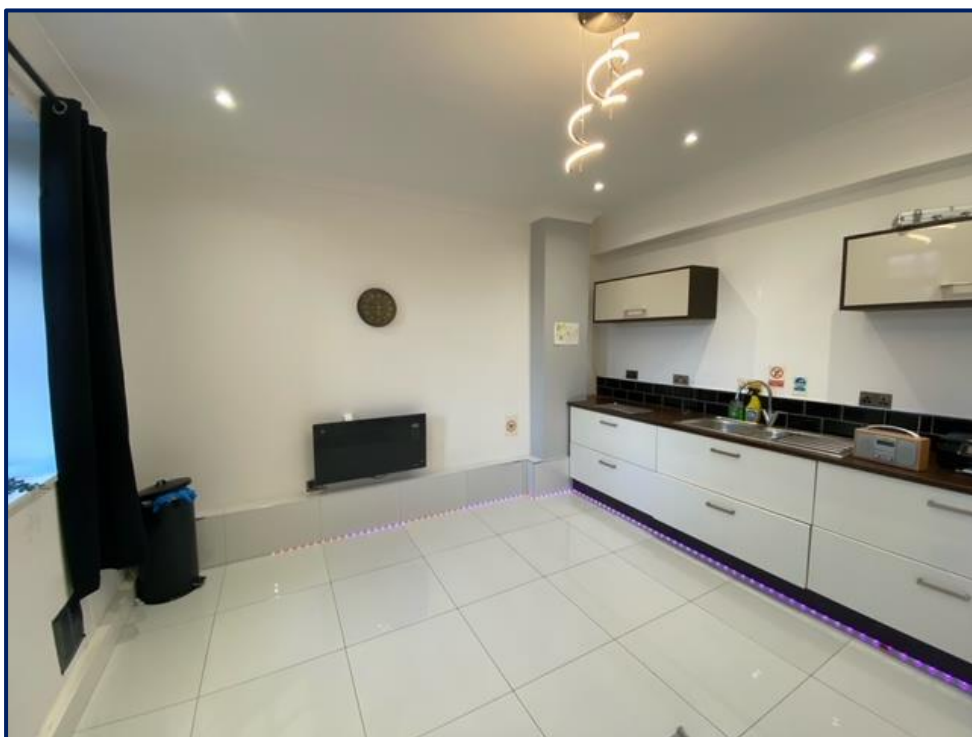
ESTABLISHED 1900

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711

E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

Residential  
Agricultural  
Commercial



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