



A3 RETAIL UNIT TO LET

UNIT B, 70 COMMERCIAL ROAD
MACHEN
CAERPHILLY
CF83 8PG

- Prominent retail unit circa 906 sq ft (84.17 sq m) with A3 planning consent for Restaurant / Café use with customer parking at rear
- Adjacent to Co-op Convenience Store and prominently positioned on the corner with return frontage
- Available Immediately
- EPC Band: A (25)

RENT – £13,500 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Machen is a large village located 3 miles east of Caerphilly, South Wales. It neighbours Bedwas and Trethomas and is situated approximately 7 miles to the West of the city of Newport. The village benefits from good road links with the A468 providing efficient access to Caerphilly town centre, Newport, Cardiff and the M4 corridor.

DESCRIPTION

The property comprises a ground floor retail unit which benefits from an A3 retail planning consent for restaurant / café use.

Internally the property has been fitted out as a coffee shop with laminate flooring throughout, tiled walls, LED spotlighting, fire alarm system, store room and disabled WC facility. Externally the property benefits ample customer parking to the rear of the retail parade.

ACCOMMODATION

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

Retail area	726 sq ft (67.45 sq m)
Storage/WC area	180 sq ft (16.73 sq m)
Total	906 sq ft (84.17 sq m)

TERMS

The property is available to let by way of a new Internal Repairing and Insuring Lease on terms to be agreed.

SERVICES

We understand that the property benefits from mains electric, water and drainage. However, 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.

PLANNING

The property benefits from A3 planning consent for restaurant and café use which was granted on 6th April 2020.

RENT

£13,500 per annum exclusive.

SERVICE CHARGE

There is a 10% service charge for upkeep and maintenance of the external areas.

VAT

We understand that VAT is payable.

BUSINESS RATES

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

Rateable Value: £7,400
Uniform Business Rate 2024/25: 56.2
Gross Rates Payable: £4,158.80

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

We understand that the property benefits from Welsh Government Rates Relief for small businesses. All enquiries should be made directly to Caerphilly CBC in this regard.

MONEY LAUNDERING

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

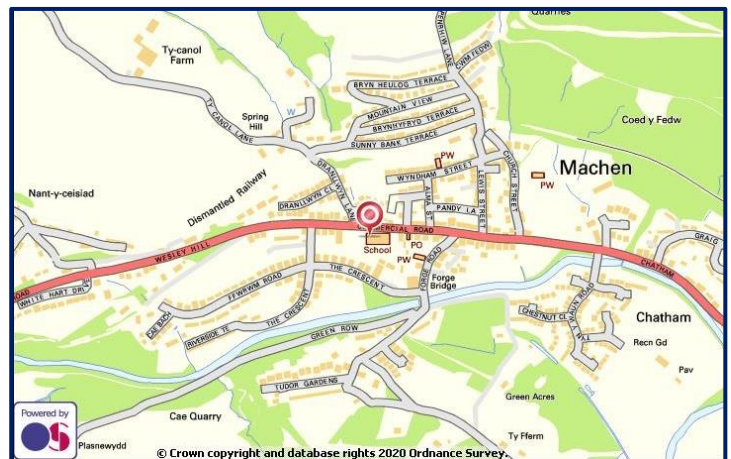
ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street
Caerphilly, CF83 1NX
Tel: 02920 867711

Joshua Isaac- joshua.isaac@brinsons.co.uk
Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY
JUN2024/1995



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



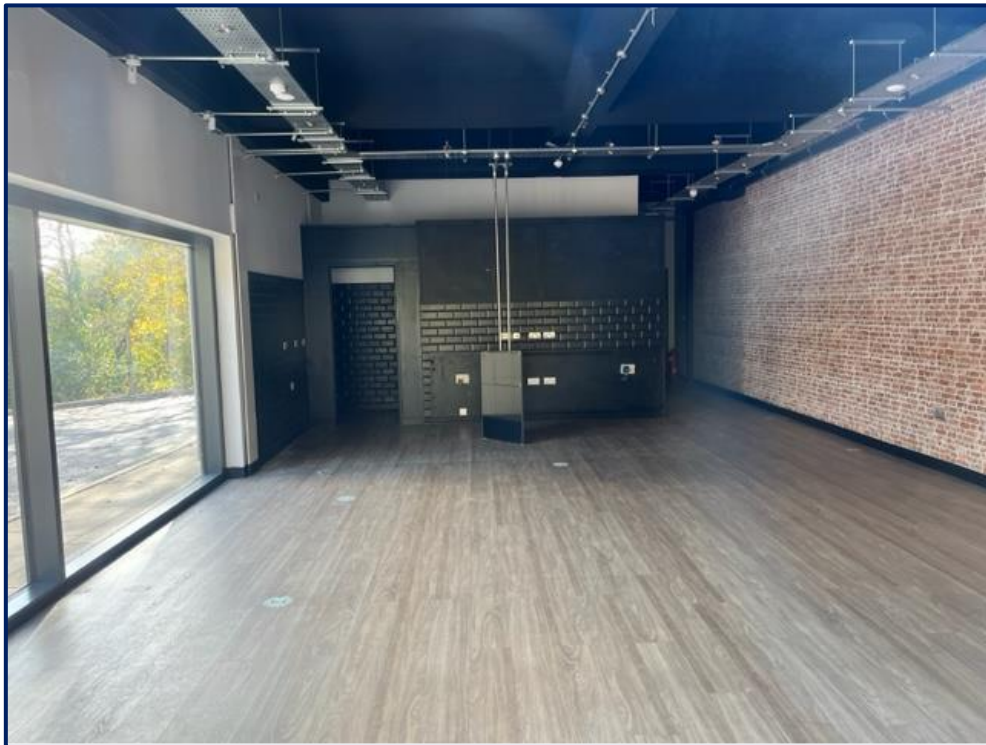
ESTABLISHED 1900

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E. caerphilly@brinsons.co.uk

Residential
Agricultural
Commercial

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