



## RETAIL UNIT TO LET

43 CARDIFF ROAD, CF83 1FP  
CAERPHILLY  
CF83 1FP

- Ground floor retail unit with open plan sales area, and WC facilities
- Total area circa 1,376 sq ft (127.8 sq m)
- Prime location on Caerphilly's main thoroughfare
- Suitable for a range of uses subject to obtaining necessary planning consents
- Available immediately
- EPC Band: C (57)

**RENT - £17,000 PER ANNUM EXCLUSIVE**

BRINSONS COMMERCIAL

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property occupies a prominent and central location within Caerphilly town centre on Cardiff Road. Caerphilly town centre features a number of high quality local shops and multiple retailers including Greggs, Pepe's Piri Piri, Savers, Subway, Iceland, Superdrug and the main High Street Banks and Building Societies.

## DESCRIPTION

The property comprises a mid terrace ground and first floor floor retail premises with an open plan sales area, stores, and WC facilities.

Internally, the accommodation benefits from a main sales area with suspended ceiling, painted and plastered walls and inset fluorescent lighting throughout.

Externally the property benefits from prominent frontage onto Cardiff Road.

## ACCOMMODATION

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

Main sales area – 785 sq ft (72.9 sq m)  
 First floor storage – 355 sq ft (33 sq m)  
 Second floor storage – 236 sq ft (22 sq m)

Total Area - 1,376 sq ft (127.8 sq m)

## TERMS

The property is available to let by way of a new 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.

## RENT

£17,000 per annum exclusive of VAT.

## BUSINESS RATES

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

Rateable Value: £11,750

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £6,600.50

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 understand that VAT is 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.

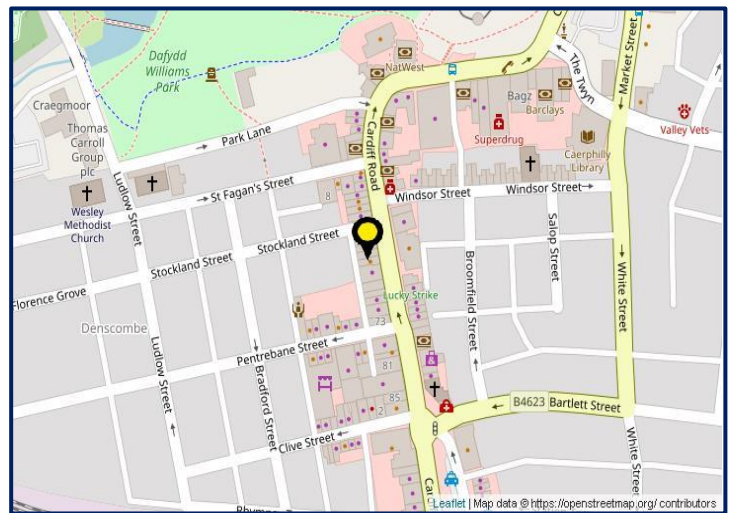
## ARRANGE A VIEWING

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 JI/CJ/23/2666



### 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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