



## RETAIL UNIT(S) TO LET

Units 1 & 2, Fairview Garage,  
Pengam  
NP12 3QX

- Prominent position on Pengam Road.
- Both units benefit from A1 planning consent.
- EPC Band: Unit 1: D (91) Unit 2: C (71)
- Total ground floor retail area of 1,285 sq ft
- Potential to be let individually or separately.

**£15,000 PER ANNUM EXCLUSIVE**

**LOCATION**

Pengam is situated approximately 7 miles to the north of Caerphilly and 1.5 miles to the west of Blackwood. The main A4049 provides direct access from Pontllanfraith to New Tredegar, offering efficient access to Pengam and Bargoed.

The main A469 road runs parallel, and 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 properties provide ground floor retail accommodation, and comprise sales areas, a kitchen and WCs. There is also parking to the front of the property.

**ACCOMMODATION**

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

**Unit 1**

Ground Floor 510 sq ft (47.3 sq m)

**Unit 2**

Ground Floor 775 sq ft (72 sq m)

Total 1,285 sq ft (119.3 sq m)

**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.

**TERMS**

Units 1&2 are available to let as a whole, or individually, by way of a new lease on terms to be agreed.

**RENT**

£15,000 per annum exclusive.

**BUSINESS RATES**

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

**Unit 1**

Rateable Value: £2,750

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £1,545.50

**Unit 2**

Rateable Value: £3,250

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £1,729

We advise all interested parties should make their own enquiries 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.

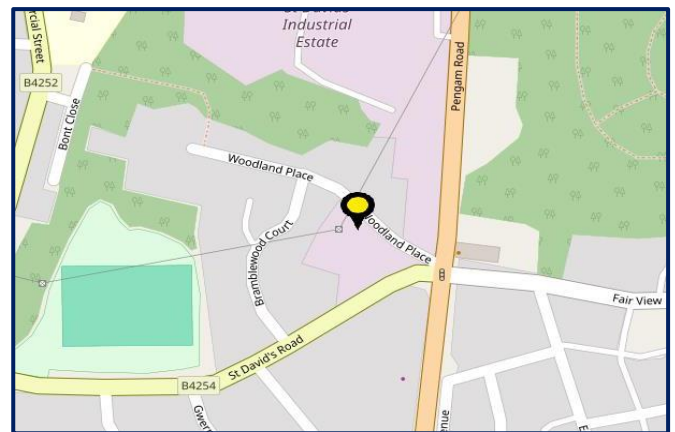
**ARRANGE A VIEWING**

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)

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**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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Residential  
Agricultural  
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