



COMMERCIAL UNIT TO LET

7, MARKET STREET
CAERPHILLY
CF83 1NX

- Retail / office premises split over two storey's.
- Total Net Internal Area circa 852 sq ft (79 sq m).
- Suitable for a range of uses subject to the necessary planning consents.
- Prominent roadside frontage.
- Rear car park providing off street parking.
- EPC Band: TBC

RENT - £12,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property benefits from a prominent roadside frontage to Market Street, which is the main one-way system through the centre of Caerphilly and links Cardiff Road shopping area with the Castle Court Retail Development.

The unit is situated opposite the Tourist Information Centre and main car park. There are a number of national multiple retailers in close proximity.

DESCRIPTION

The property comprises a mid terrace ground and first floor commercial premises. The property has been recently refurbished, and benefits from LED lighting, an electrical heating system, and rear off road car parking.

Internally, the accommodation benefits from an open plan ground floor area, with communal WC's, and a rear access point. The first floor offers partitioned office accommodation.

Externally the property benefits from prominent frontage onto Market Street.

ACCOMMODATION

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

Ground Floor Area - 467 sq ft (43.3 sq m)

First Floor Area - 384 sq ft (35.7 sq m)

Total Area - 852 sq ft (79 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

£12,000 per annum exclusive.

BUSINESS RATES

To be assessed.

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:

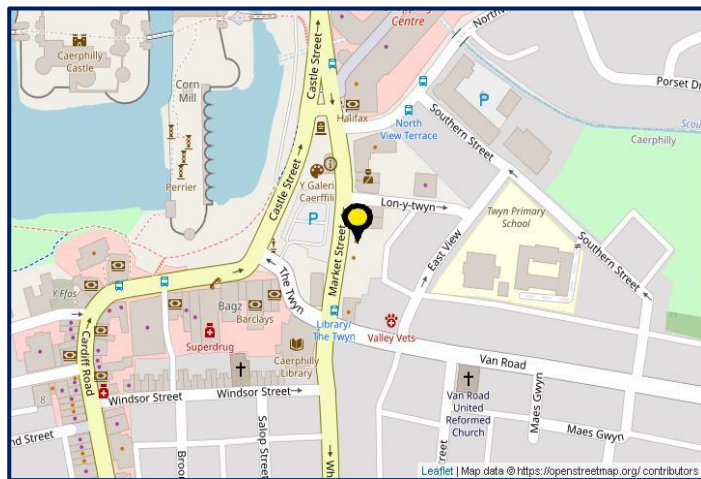
Brinsons, Eastgate, Market Street
Caerphilly, CF83 1NX
Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TI/CJ/2707/MAR24



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

Residential
Agricultural
Commercial

**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



rightmove 

ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

Residential
Agricultural
Commercial