



## MIXED USE PROPERTY FOR SALE/ MAY LET

**44 Bedwas Road  
Caerphilly  
CF83 3AS**

- Detached property fitted out for its current use as a takeaway restaurant.
- Total Net Internal Area of 3,608.9 SqFt (335.3 Sqm).
- Residential accommodation.
- Potential for redevelopment as a whole or in part.
- EPC – Residential Accomodation above D (62) Ground Floor comercial – Awaiting Assessment

**PRICE - £195,000 EXCLUSIVE**

**BRINSONS COMMERCIAL**

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

## LOCATION

The subject property is located on a prominent corner pitch on Bedwas Road, which is the main arterial roadway accessing Caerphilly Town Centre from the east. Notable occupiers located within the vicinity include B&M Bargains, Morrisons Supermarket, and Ton-Y-Felin medical centre.

## DESCRIPTION

To the front, the property is currently fitted out to provide ground floor takeaway/restaurant accommodation, with a separate gallery kitchen, prep area, storage/ancillary, & WC'.

The first floor residential accommodation can be accessed either via the ground floor commercial area, or via a separate access point to the side of the property. The 1<sup>st</sup> floor area currently features a four bedroom apartment, with additional lounge, kitchen & bathroom areas.

The central section of the property comprises the former Rose & Crown public house. This self contained section of the property is currently being used for storage purposes.

To the rear of the former public house is a self contained yard area. This section is bordered in by a concrete built wall and offers a further redevelopment opportunity.

## ACCOMMODATION

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

Ground Floor (Takeaway) - 1,654 SqFt (153.7 Sqm)  
 First Floor (Residential) - 910.9 SqFt (84.63 Sqm)  
 Ground Floor (Public House) - 1,044 SqFt (97 Sqm)

Total - 3,608.9 SqFt (335.3 Sqm)

## 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

The property is available to let by way of a new lease on terms to be agreed. Alternatively, the property is available freehold, on terms to be agreed.

## RENT/ PRICE

Rent – On Application  
 Sale Price – £195,000 plus VAT

## 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 on all costs.

## 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.

## BUSINESS RATES

To be reassessed.

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

## 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

J1/TI/CJ/2702/FEB24



### 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.

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**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



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