



RETAIL UNIT FOR SALE

**85 HIGH STREET
BLACKWOOD
CAERPHILLY
NP12 1AF**

- Total Net Internal Area circa 5,510 sq ft (511.89 sq m)
- Prime location on Blackwood's main thoroughfare
- Prominent three storey retail unit, with ample parking to rear
- Ground floor former banking hall, 1st and 2nd floor office accommodation, with a kitchenette and WC facilities
- EPC Band: C (75)

PRICE: £350,000 EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The subject property occupies a prominent and central location on Blackwood High Street. The High Street is the prime retailing location, and is home to a number of national occupiers, such as Greggs, Costa Coffee, Home Bargains, Boots & Iceland.

Blackwood lies approximately 9 miles to the north of Caerphilly and 12 miles to the north-west of Newport. It has a reputation as being one of the principal market towns in the South Wales Valleys.

DESCRIPTION

The property comprises a three storey building over ground and first floors with access being direct via a prominent hard-stoned frontage from the High Street.

The property is currently fitted out to reflect it's former use as a Barclays Bank. The ground floor area is fitted out to provide a banking hall, with additional customer service areas and offices.

The first and second floor are currently fitted out to provide office accommodation, male and female WC's and staff room facilities.

There is an additional attic and basement area, providing for additional storage space.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice as follows:

Basement -	1,214 sq ft (112.7 sq m)
Ground Floor -	1,862 sq ft (172.97 sq m)
First Floor -	1,725 sq ft (160.45 sq m)
Second Floor -	484 sq ft (44.98 sq m)
Attic -	225 sq ft (20.9 sq m)

Total - 5,510 sq ft (511.89 sq m)

TERMS

The property is available freehold, on terms to be agreed.

SALE PRICE

£350,000 exclusive

BUSINESS RATES

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

Rateable Value: £24,250

Uniform Business Rate 2023/24: 53.5

Gross Rates Payable: £12,973.75

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

SERVICES

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.

VAT

We understand that VAT is not 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 only with the sole agents:

Brinsons Chartered Surveyors, 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

JI/TI/CJ/2728/MAY24



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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