



## RETAIL UNIT FOR SALE

6 Bedwlwyn Road  
Ystrad Mynach  
CF82 7AD

- Ground floor retail unit benefitting from A1 planning consent
- Total Net Internal Area circa 561 sq ft (52 sq m)
- Prominent high street location
- EPC : C (69)

**Offers in the region of £55,000 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 position on Bedwlwyn Road in the heart of Ystrad Mynach. Ystrad Mynach is a small town with a vibrant commercial centre where occupiers include Tesco, Barclays Bank, Lloyds Pharmacy, Ladbrokes, and a large number of local retailers.

Ystrad Mynach lies approximately 5 miles north of Caerphilly and benefits from convenient road communications via the A469 dual carriageway.

## DESCRIPTION

The subject property comprises a ground floor retail unit of circa 560 sq ft. Access is granted via a single pedestrian door to the front of the property, where there is also a hard standing disabled ramp. Internally, the property comprises a main retail area, two private offices, a kitchen, WC & ancillary accommodation. The property features solid carpeted flooring, LED lighting and perimeter trunking.

## ACCOMMODATION

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

Total NIA - 561.44 SqFt (52.16 Sqm)

## TERMS

The property is available freehold 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.

## PRICE

Offers in the region of £55,000 exclusive

## BUSINESS RATES

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

Rateable Value: £4,900

Uniform Business Rate 2023/24: 53.5

Gross Rates Payable: £2,621.50

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 not applicable.

## 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

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## SUBJECT TO CONTRACT AND AVAILABILITY

J1/TI/CJ/2109/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.

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**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



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