



## RETAIL/SHOWROOM UNIT TO LET

**UNIT A7, COMMERCIAL STREET,  
PONTLLANFRAITH, BLACKWOOD  
NP12 2JG**

- Showroom/retail premises located on Commercial Street, on the entrance of an established estate.
- Total Gross Internal Area circa 2,800 sq ft which is inclusive of both retail and ancillary accommodation.
- Front glazed frontage measuring circa 16.9m, with a return frontage of circa 5.9m.
- Available immediately.

**RENT: £25,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

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

## LOCATION

Pontllanfraith is a large village located in the Sirhowy Valley, in Caerphilly County Borough. It is situated adjacent to the town of Blackwood, with the Sirhowy River passing through both locations. It is located approximately 5 miles to the north of Caerphilly, 9 miles to the northeast of Newport, and 12 miles to the north of Cardiff.

The subject property is located just off Commercial Street, which is one of the main thoroughfares running through Pontllanfraith. The surrounding area is occupied by a mixture of industrial occupiers, such as Bridge Vets, Texaco Garage, Pontllanfraith Rugby Club & Ferryman Transportation Services

## DESCRIPTION

The property comprises a south facing retail/showroom unit, with a wide glazed frontage measuring approx. 16.9m, and a return frontage measuring approx. 5.9m. Access is granted either via a single pedestrian doorway at the property's front elevation or via a separate access point to the side elevation.

Internally, the property comprises an open plan showroom area, featuring tiled flooring and suspended ceilings throughout. There is also a reception/office area, which is separately accessible from the property's side elevation. WC and kitchenette facilities are also provided.

Externally, there are dedicated car parking spaces to the side of the property.

## ACCOMMODATION

Showroom	2,170 sq ft (201.6 sq m)
Reception	635 sq ft (59.99 sq m)
<b>Total GIA</b>	<b>2,805 sq ft (260.59 sq m)</b>

## TERMS

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

## PRICE

£25,000 per annum.

## VAT

We understand that VAT is NOT payable.

## SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## SERVICE CHARGE

There is a service charge levied for the upkeep and maintenance of the site.

## BUSINESS RATES

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

Rateable Value: £12,250  
Uniform Business Rate 2023/24: 53.5  
Gross Rates Payable: £6,554

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

## 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:

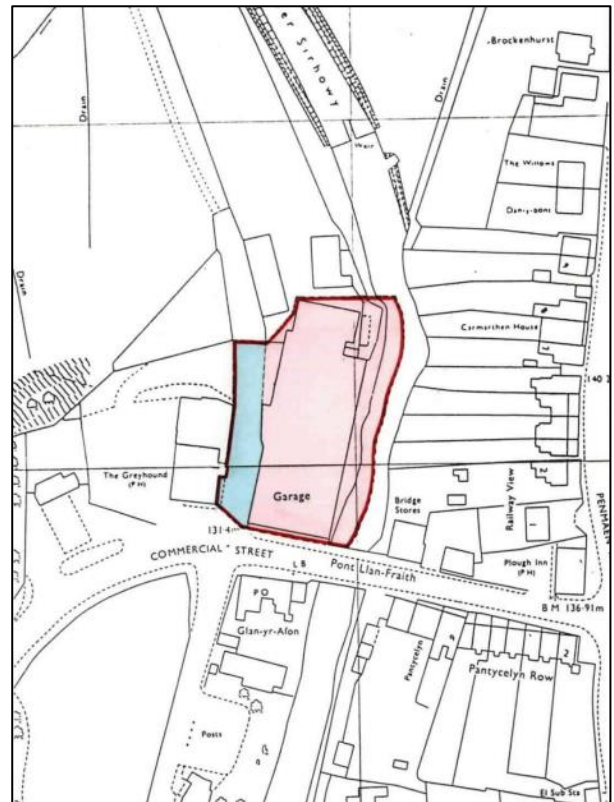
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## SUBJECT TO CONTRACT AND AVAILABILITY

JI/TI/2710/APR24





**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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