

# BRINSONS



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## GROUND FLOOR RETAIL UNIT TO LET

**MANCHESTER HOUSE  
1, CLIFTON STREET  
CAERPHILLY  
CF83 1HA**

- Available summer 2025.
- Total Net Internal Area circa 3,000 sq ft (278.7 sq m).
- Town centre location with prominent roadside frontage.
- Situated close to Caerphilly train & bus station.
- Recently refurbished interior / exterior.
- Suitable for a range of commercial uses, subject to planning consent.

**RENT - £30,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

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

## LOCATION

The property is centrally located in the historic town of Caerphilly, just a short walk from the iconic Caerphilly Castle. The property benefits from prominent frontage onto Van Road and White Street (B4263), a main thoroughfare of Caerphilly Town Centre.

The property benefits from good access to the M4 motorway and Cardiff to the south via the A470 as well as Caerphilly central train station. The area has a mixture of occupiers including office, retail, and leisure uses. A pay and display car park is located within close proximity to the property

Notable occupiers within the immediate vicinity include, The Caerphilly Library, Ten Degrees Restaurant, Sport Direct, Iceland and Superdrug.

## DESCRIPTION

The property comprises a self-contained ground floor commercial premises. Manchester House is currently undergoing significant refurbishment works, and is of a rendered brick / block construction under a pitched slate roof.

The property is accessed via a double personal door from White Street, leading into an open plan ground floor space. The unit features integral WC & kitchenette facilities.

The property is being refurbished to a high standard having LED lighting, gas central heating and UPVc double glazing.

Plans available on request.

## ACCOMMODATION

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

**Total Net Internal Area                      3,000 sq ft (278.7 sq m)**

## 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.

## TERMS

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

## RENT/ PRICE

£30,000 per annum exclusive.

### 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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## EPC

To be confirmed.

## 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.

## BUSINESS RATES

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:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX

Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)**  
**Trevor Isaac - [trevor.isaac@brinsonspc.co.uk](mailto:trevor.isaac@brinsonspc.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2783/JUNE25



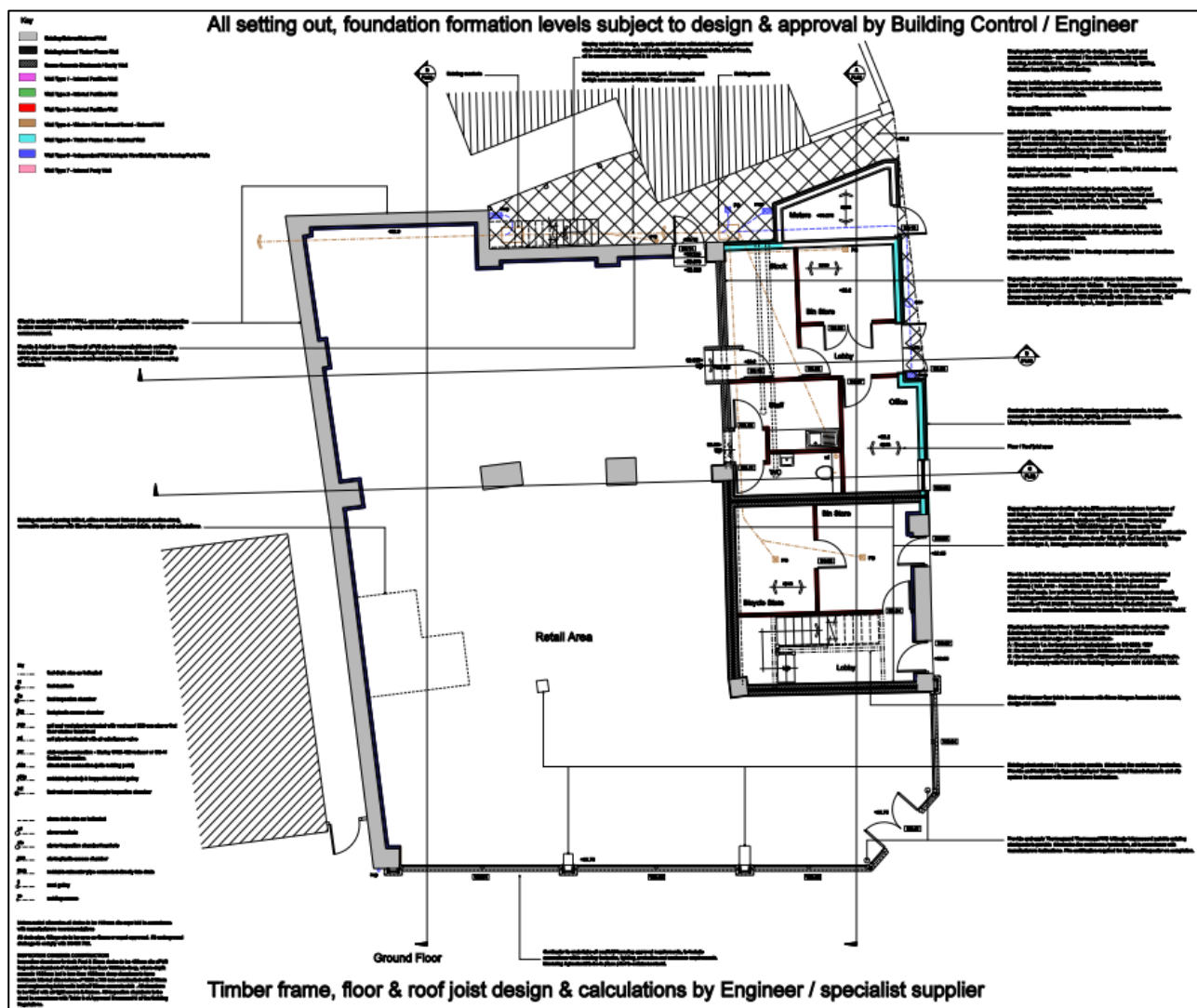
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