



TO LET / FOR SALE

**113 HIGH STREET
BLACKWOOD
NP12 1AD**

- Net Internal Area circa 1,597 sq ft (148.36 sq m)
- Prominent Town Centre Location
- Requires Internal Refurbishment
- Planning Permission to convert rear to 1 studio and 1 two bedroom apartment
- EPC Band: TBA

**PRICE – £129,950 EXCLUSIVE
RENT – OFFERS INVITED**

BRINSONS COMMERCIAL

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

LOCATION

The subject premises are located on High Street towards the norther end of the main shopping section in the town of Blackwood.

Blackwood is located approximately 9 miles north-east of Caerphilly and 12 miles north-west of Newport. Blackwood is reputedly one of the South Wales` valleys principal market town and offers a range of reasonable quality and national multiple retailers including New Look, Wilkinson`s, Argos and Boots.

DESCRIPTION

The subject property comprises a mid terrace retail property split over three floors. Internally the property requires full refurbishment throughout however we understand that the property has recently had a new roof fitted.

ACCOMMODATION

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

Ground Floor Sales	702 sq ft (65.22 sq m)
Basement / Store	650 sq ft (60.39 sq m)
First Floor Storage	245 sq ft (22.76 sq m)
Total	1,597 sq ft (148.36 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.

PLANNING PERMISSION

The property benefits from planning permission dated 28 October 2019 to retain part existing retail unit and convert the use to its rear into 1 studio apartment and 1 two bedroom maisonette (Application Number 19/0268/COU). A copy of the planning permission and full plans are available upon request.

TERMS

The property is available to let by way of a new lease on terms to be agreed. The property is available to purchase on a freehold basis with full vacant possession.

RENT / PRICE

Price – £129,950 exclusive
Rent – Offers invited

BUSINESS RATES

The property has been removed from the Business Rates listing, however the previous Rateable Value was £14,500.

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. We understand that VAT is not payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

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

Tel: 02920 867711

Beverly Williams – beverly.williams@brinsons.co.uk

Dan Jones – daniel.jones@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

2294/August21



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



ESTABLISHED 1900

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