



Ground Floor 195 High Street
Blackwood, NP12 1AA

Ground Floor Shop to Let

1,514 sq ft
(140.66 sq m)

- Prominent Town Centre Location
- Ground Floor Retail Unit - 1,514 sq.ft.
- A3 Planning Consent for Restaurant/Cafe Use Granted on 3rd April 2023
- Well configured unit. Available for immediate occupation

Ground Floor 195 High Street, Blackwood, NP12 1AA

Summary

Available Size	1,514 sq ft
Rent	£18,000 per annum
Rates Payable	£10,967.50 per annum
Rateable Value	£20,500
VAT	Not applicable. We understand that VAT is not payable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The subject property comprises a ground floor retail shop with a kitchenette and WC to the rear of the sales area. Access is provided direct from High Street, via recessed single door to shop front.

The ground floor is in good condition, immediately available for an A1 user, with suspended ceiling, recessed lighting, tiled floor and slat walls.

Location

Blackwood is located approximately 14 miles north of Newport on the A4048, which links the A465 Heads of Valleys road to the north and the M4 motorway to the south. This busy town serves an immediate population of circa 18,000 with a catchment of circa 70,000 within a 10 minute drive time.

The property is located in a good secondary position on the High Street. Wilko and Papa John's are in the immediate vicinity, along with a mix of A1, A2 and A3 occupiers nearby.

Accommodation

The accommodation comprises the following areas:

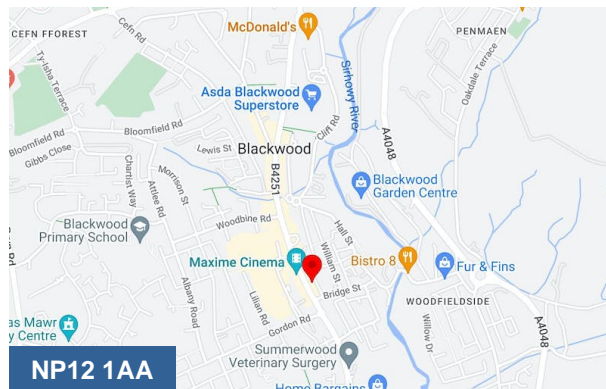
Name	sq ft	sq m	Availability
Ground - Floor Sales	1,514	140.66	Available
Total	1,514	140.66	

Viewings

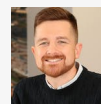
Strictly by appointment with sole agents Cooke & Arkwright.

Terms

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



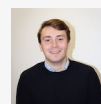
Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Sebastian Branfield

02920 346 315

seb.branfield@coark.com