

Commercial

**hrt**

herbert r thomas

50 Cardiff Rd,  
Caerphilly,  
CF83 1JQ  
[hrt.uk.com](http://hrt.uk.com)



# 50 Cardiff Rd, Caerphilly, CF83 1JQ

Annual Rental of **£13,000**



## Location

### For Sat Nav users: Postcode CF83 1JQ

Caerphilly is a busy commuter town providing excellent access to both Cardiff and Newport.

The property is prominently situated on the west side of Cardiff Road, Caerphilly's primary retailing pitch, approximately 200 metres north of Caerphilly Railway Station and 0.5 miles south of Caerphilly Castle.

Neighbouring occupiers include Superdrug, Subway, Greggs and JD Wetherspoon.

## Description

The property comprises a vacant retail property arranged over the ground and first floor. First floor ancillary accommodation includes a kitchen and w.c. facilities.

The property also benefits from suspended ceilings, spotlights and is carpeted throughout.

## Accommodation

	sq.m	sq.ft
Retail area	41	450
Store Room	11	124
First Floor	28	135
Total NIA	80	709

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA)

## Rent

£13,000 per annum subject to contract.

## Terms

A new full repairing and insuring lease for a term of years to be agreed.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Caerphilly Council in order to verify.

2021/2022 Rateable Value is £11,750 per annum.

The business multiplier for Wales 2024 is 0.56p in the pound.

## EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

## Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins  
Tel: 07866 778762  
Email: jeremyrawlins@hrt.uk.com

Contact: Will Gamlin  
Tel: 07354 903539  
Email: williamgamlin@hrt.uk.com

## Directions

For Sat Nav users: Postcode CF83 1JQ

Viewing strictly by appointment through  
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.