



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNIT TO LET OR WILL SELL WITH VACANT POSSESSION

**87/89 HIGH STREET,
BLACKWOOD, CAERPHILLY
NP12 1PN**

Location

The subject premises are situated on the High Street adjacent to Barclays Bank and HSBC opposite to Argos. The main town's car park is directly behind the building and on the retail park is anchored by Asda including B & M. The premises are arranged on ground and first floor only and are capable of subdivision.

Ground floor sales	6228 sq ft
Ancillary	283 sq ft
Mezzanine Office Level	294 sq ft
First Floor Ancillary Offices, Canteen and Storage	2896 sq ft

Alternatively the property can be split to provide two or three units.

Declaration

It is hereby declared by Rowley Hughes Thompson that a Partner of this company has an interest in these premises.

Rent

Quoting rent for whole - £35,000 pa
Quoting rent for part – on application

Service Charge

The lease is subject to a service charge, full details upon request.

Rating Assessment (as a whole)

Rateable Value	£63,000
Rate in £ (2018/19)	51.4p
Rates Payable	£32,382

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year (2017/18) and potentially each subsequent year until April 2022.

EPC Rating

EPC available upon request.

Incentives

The property is in shell condition ready for fitting and rent free/capital is available for the ingoing occupier.

Legal Costs

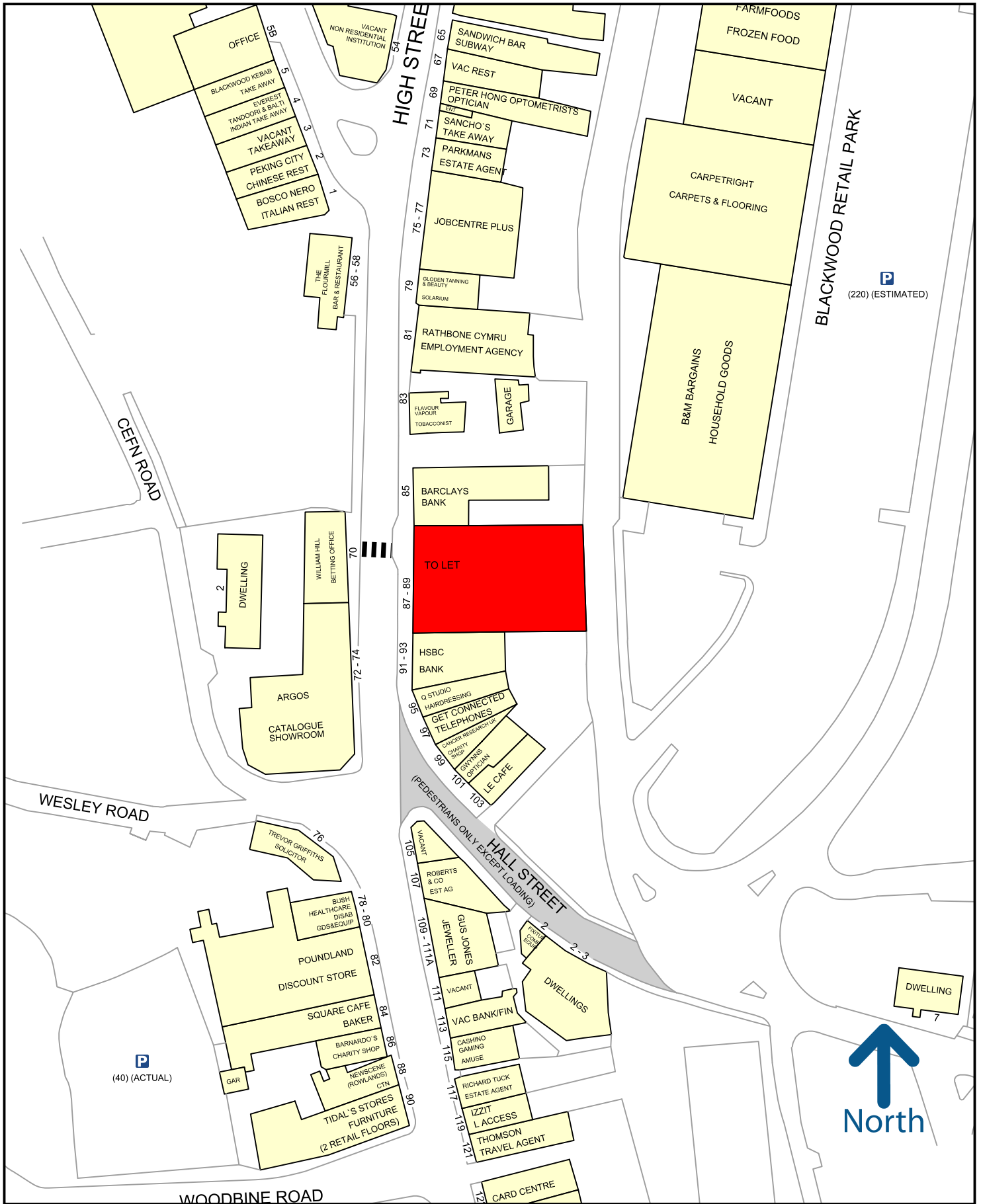
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Contact/Viewing by appointment with joint Agents:-

Ian Hughes
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Andy Sturrock
Calan Retail
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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 29/07/2016
Created By: RHT

