ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 www.rhtretail.co.uk 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



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.

RETAIL UNIT TO LET OR WILL SELL WITH VACANT POSSESSION

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

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 DD: 0121 212 7802 E: <u>ianh@rhtretail.co.uk</u> Mobile: 07795 147434

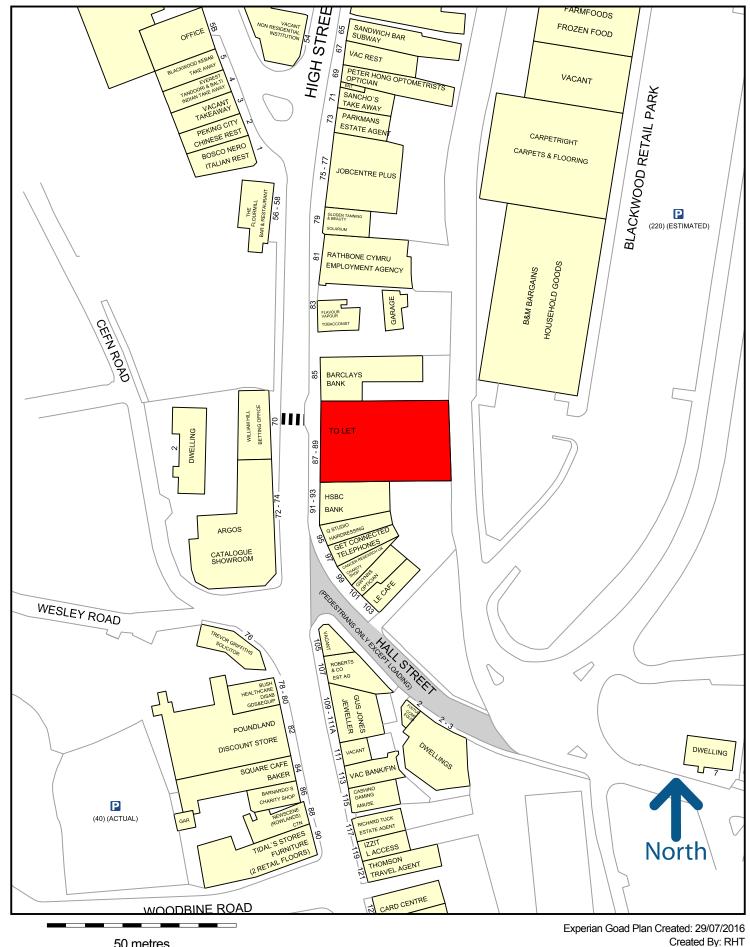
Andy Sturrock Calan Retail DD: 0292 5053 7713 Mobile: 0786 691 6808 E: andy.sturrock@calanretail.co.uk

Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

Partner

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