



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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DRAMATIC PRICE REDUCTION

FREEHOLD RETAIL UNIT FOR SALE 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
Basement Storage (loading)	3,620 sq ft

Alternatively the property can be split to provide two or three units, (plans available on request).

Declaration

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

Price

Offers in excess of £100,000 exclusive of VAT.

Rating Assessment (as a whole)

Rateable Value	£63,000
Rate in £ (2019/20)	50.4p
Rates Payable	£31,752

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 at ground floor is in shell condition ready for fitting out although the shop front is still in place. The upper parts and basement are useable. All asbestos from the ground floor has been removed.

Legal Costs

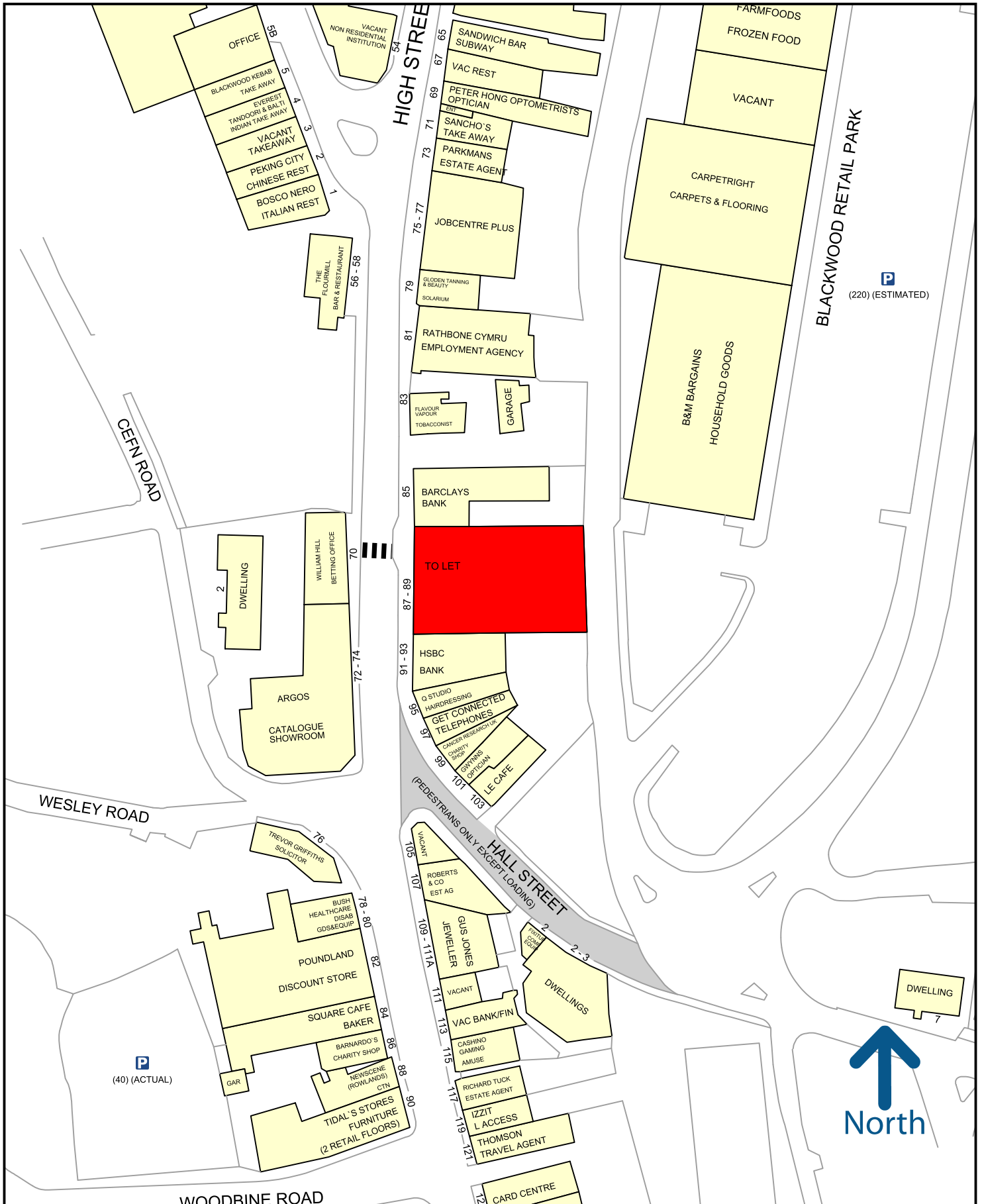
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Contact/Viewing by appointment with joint Agents:-

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Date Amended: June 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

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

