



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhretail.co.uk](http://www.rhretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## 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.

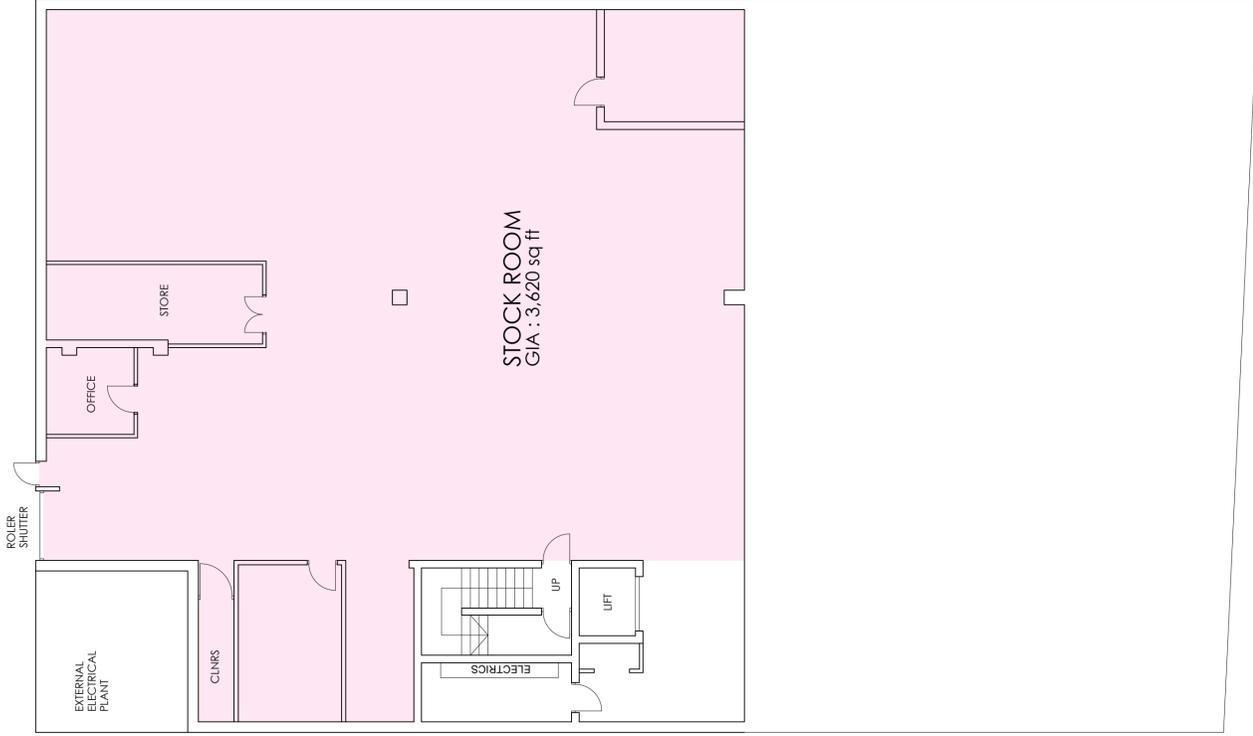
#### Contact/Viewing by appointment with joint Agents:-

Ian Hughes  
DD: 0121 212 7802  
E: [ianh@rhretail.co.uk](mailto:ianh@rhretail.co.uk)  
Mobile: 07795 147434

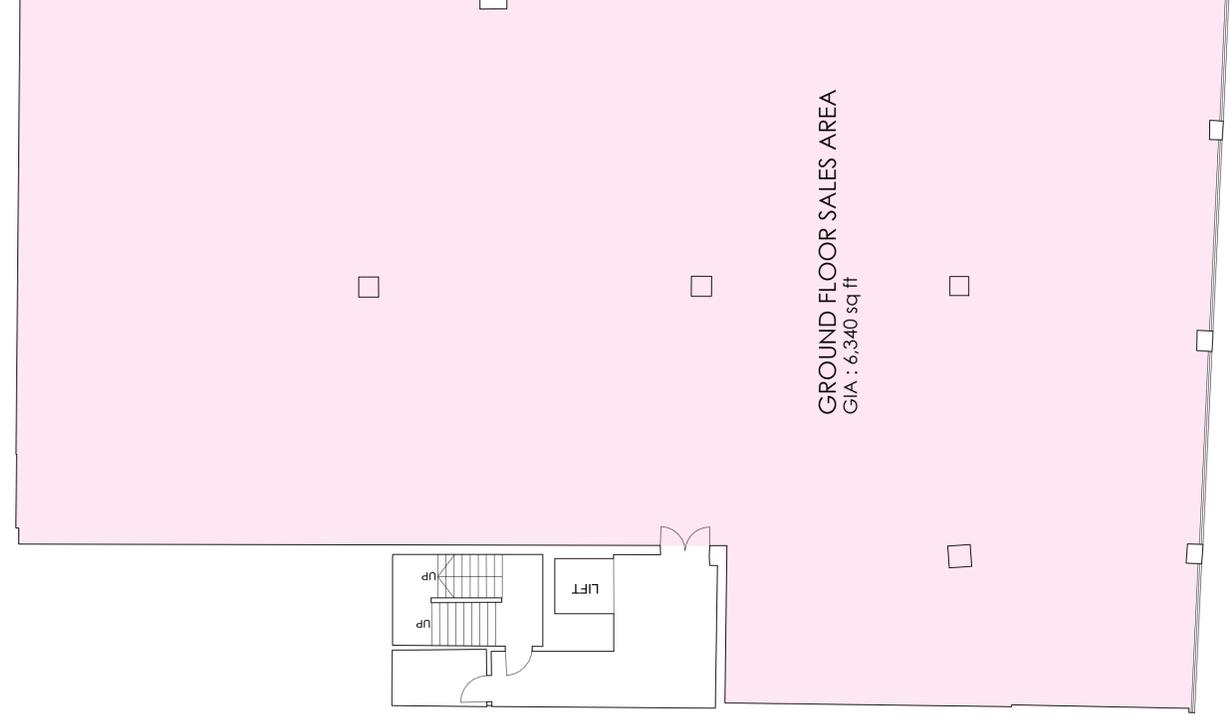
Andy Sturrock  
Calan Retail  
DD: 0292 5053 7713  
Mobile: 0786 691 6808  
E: [andy.sturrock@calanretail.co.uk](mailto:andy.sturrock@calanretail.co.uk)

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

REAR ACCESS ROAD

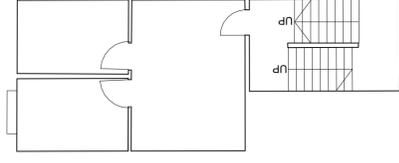


BASEMENT PLAN

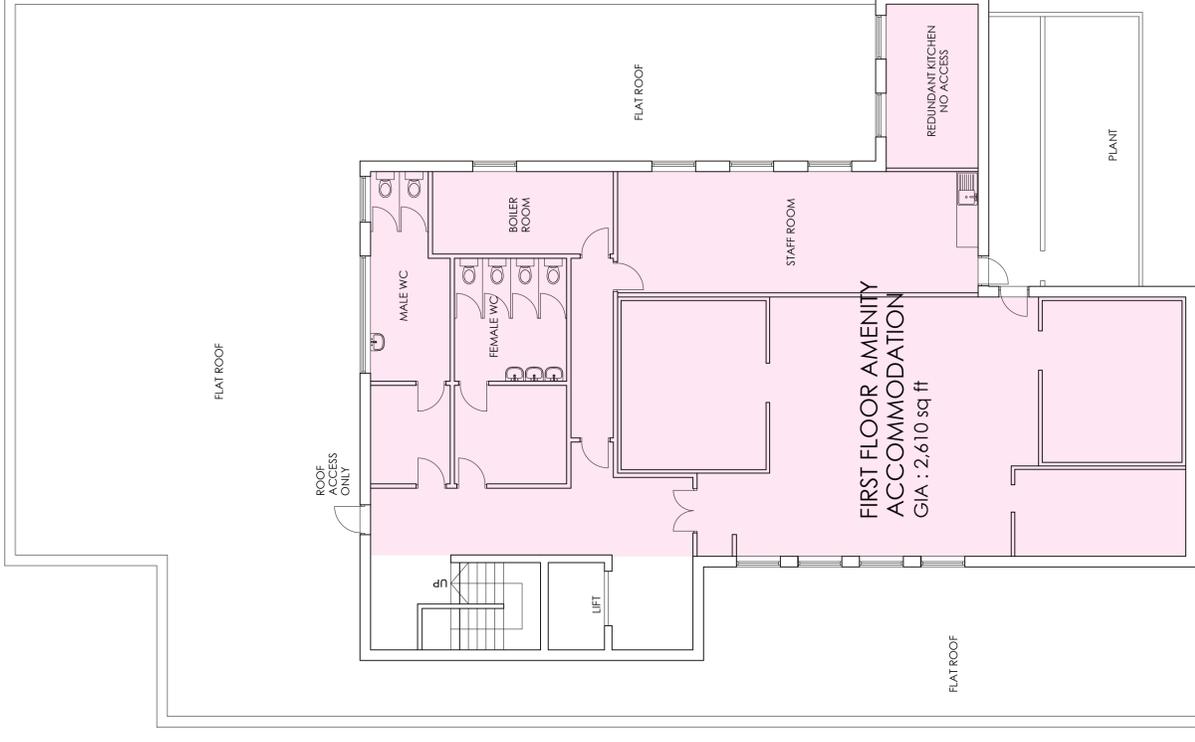


H I G H S T R E E T

GROUND FLOOR PLAN



MEZZANINE LEVEL



FIRST FLOOR PLAN

NOTE

DRAWING IS BASED ON INFORMATION PROVIDED BY OTHERS. GMTW ARCHITECTS HAVE NOT SURVEYED THE BUILDING AND THEREFORE PLANS MUST BE REGARDED AS INDICATIVE

client:

COLSTON TRUSTEES LTD

project:

PROPOSED REFURBISHMENT AND SUB-DIVISION

site:

87/89 HIGH STREET BLACKWOOD GWENT NP12 1PN

content:

PLAN OF UNITS AS EXISTING

date:

FEB 2016

scale:

1:100 @ A1

ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE COPYRIGHT RESERVED

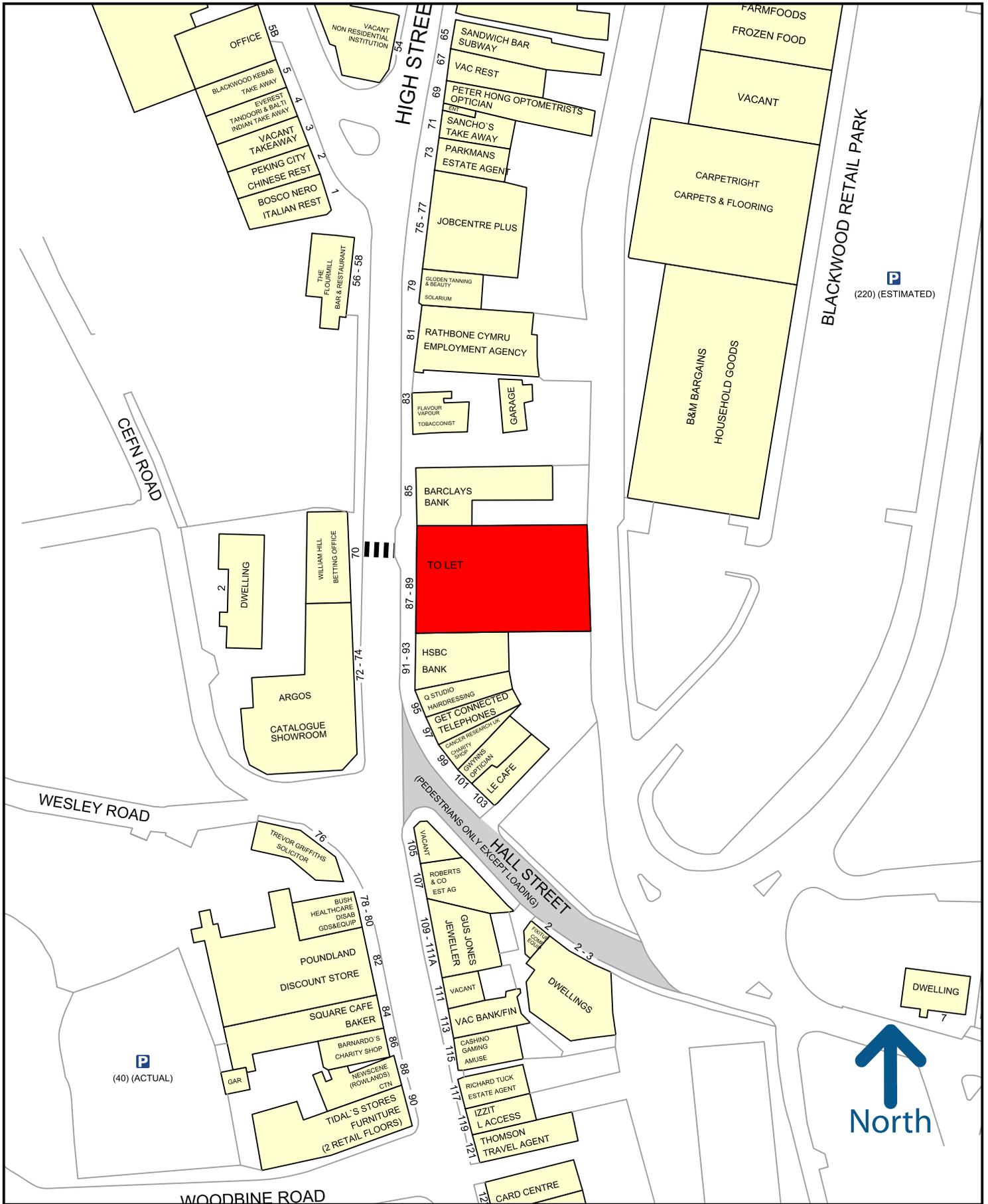
GMTW ARCHITECTS

RILEY HOUSE  
MARKYD  
MARLOW  
BUCKINGHAMSHIRE  
T: 01628 907000

draw no.:

2374/SK01

revision:



50 metres

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

