



RETAIL / OFFICE / CAFÉ UNIT TO LET / MAY SELL

8 ST FAGANS STREET
CAERPHILLY
CF83 1FZ

- Retail / office premises with large ground floor sales area and first floor offices with kitchen / WC facilities
- Total Net Internal area circa 1,586 sq ft (147.3 sq m)
- A3 (Café/ Restaurant) planning consent granted on 6th June 2019
- Located opposite Peacock's in Caerphilly town centre
- EPC Band: E(111)

RENT – £13,500 PER ANNUM EXCLUSIVE
PRICE ON APPLICATION

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property is situated on St Fagan's Street in Caerphilly town centre. St Fagan's street has a mixture of retail, office and residential uses and adjoins Cardiff Road, Caerphilly's established retailing thoroughfare.

The property is located in close proximity to the main local and national multiple retailers and is opposite Peacocks and adjacent to HSBC Bank.

DESCRIPTION

The property comprises a two storey mid terrace retail / office unit which benefits from a large ground floor sales area with ancillary accommodation to the first floor.

The property is carpeted and benefits from suspended ceiling, recessed lighting, papered walls, gas central heating and tiled / carpeted floors and a security alarm system.

To the front of the property there is an aluminium framed shop with double personnel doors and ramped access.

ACCOMMODATION

Having inspected the premises we have calculated the property affords the following approximate floor areas:-

Ground Floor

Gross Frontage	36` (10.97m)
Net Frontage	32`6`` (9.91 m)
Initial Internal Width	34`8`` (10.57 sq m)
Max Built Depth	45`4`` (13.82 sq m)
Reception Area	85 sq ft (7.93 sq m)
Interview Area	112 sq ft (10.39 sq m)
Sales/office Area	1,056 sq ft (98.10 sq m)

First Floor

Front Office 1	93 sq ft (8.64 sq m)
Front Office 2	125 sq ft (11.61 sq m) approx.
Rear Stockroom	66 sq ft (6.13 sq m)
Kitchen	55 sq ft (5.11 sq m)
WC	Unmeasured

Total 1,592 ft (147.90 m)

TERMS

The property is available by way of an assignment or sub-let of the existing lease to Butcher & Ball Dog Cafe which expires on 25th June 2024. The Landlord may consider the grant of a new lease subject to lease terms and covenant strength.

Alternatively the Landlord may consider the sale of the Freehold interest.

RENT / PRICE

£13,500 per annum exclusive.

Price on application

BUSINESS RATES

We have been verbally informed by the Local Authority that the Rateable Value is as follows:-

Unit A (Ground Floor)

Rateable value: £13,750
Uniform Business Rates 2020/21: 53.4
Gross Rates Payable: £7,342.50

Unit B (First Floor)

Rateable value: £1,875*
Uniform Business Rates 2020/21: 53.4
Gross Rates Payable: £1001.25

* eligible for small business rates relief

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

We understand that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Dan Jones – daniel.jones@brinsons.co.uk

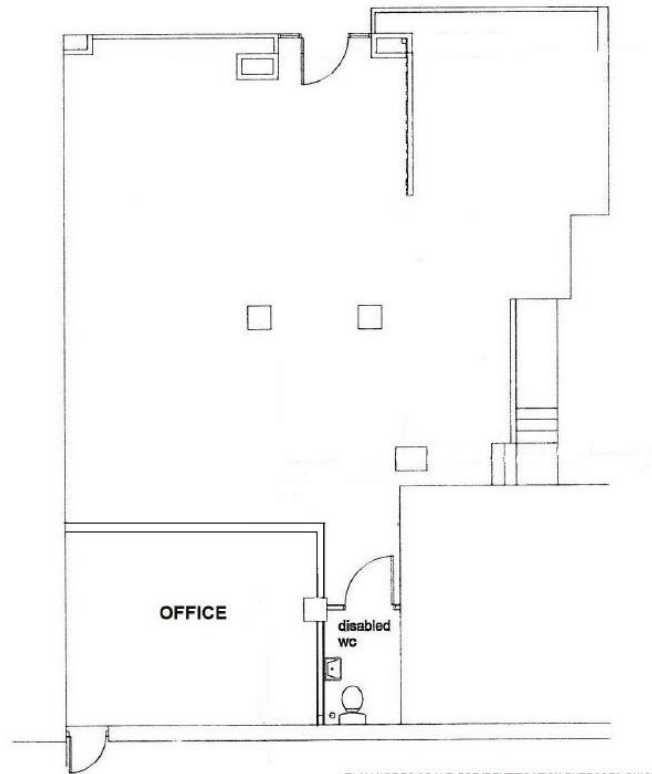
Beverly Williams – beverly.williams@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

R.1483/JAN19

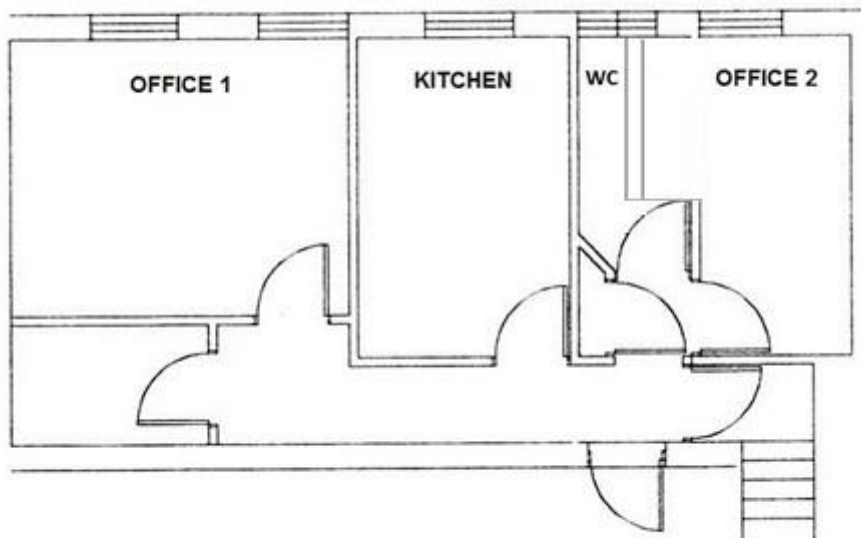


GROUND FLOOR



PLAN NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY

FIRST FLOOR



PLAN NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

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