



PROMINENT LARGE RETAIL UNIT
TO LET

UNIT 2-4
CASTLE COURT
SHOPPING CENTRE
CAERPHILLY
CF83 1NU



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prime location within Castle Court Shopping Centre as shown on the attached Street Traders Plans.

The scheme is anchored by a Morrisons Superstore together with the town's largest car park providing approximately 553 spaces.

Multiple retailers within Castle Court include Poundland, Boots the Chemist, Greggs, Clarks Shoes, Costa Coffee, Card Factory and Edinburgh Woollen Mill.

ACCOMMODATION

The property comprises a ground floor shop unit with a further sales area and ancillary space at first floor level.

The property comprises the following approximate floor areas:-

Ground Floor Sales	3,094 sqft	287.4 sqm
First Floor Sales / Ancillary	3,730 sqft	346.5 sqm
Total	6,824 sqft	633.9 sqm

LEASE

The premises are available by way of a new 10 year effectively full repairing and insuring lease by way of a service charge subject to an upward only rent review at the end of the 5th year.

RENT

£65,000 plus VAT per annum exclusive.

SERVICE CHARGE

The service charge figure for the year ending 31st December 2026 is £38,275 plus VAT.

RATES

Rateable Value 2026	£52,000.
Rates Payable (2026/27)	£26,104

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

The property has an EPC rating of B.42.

A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

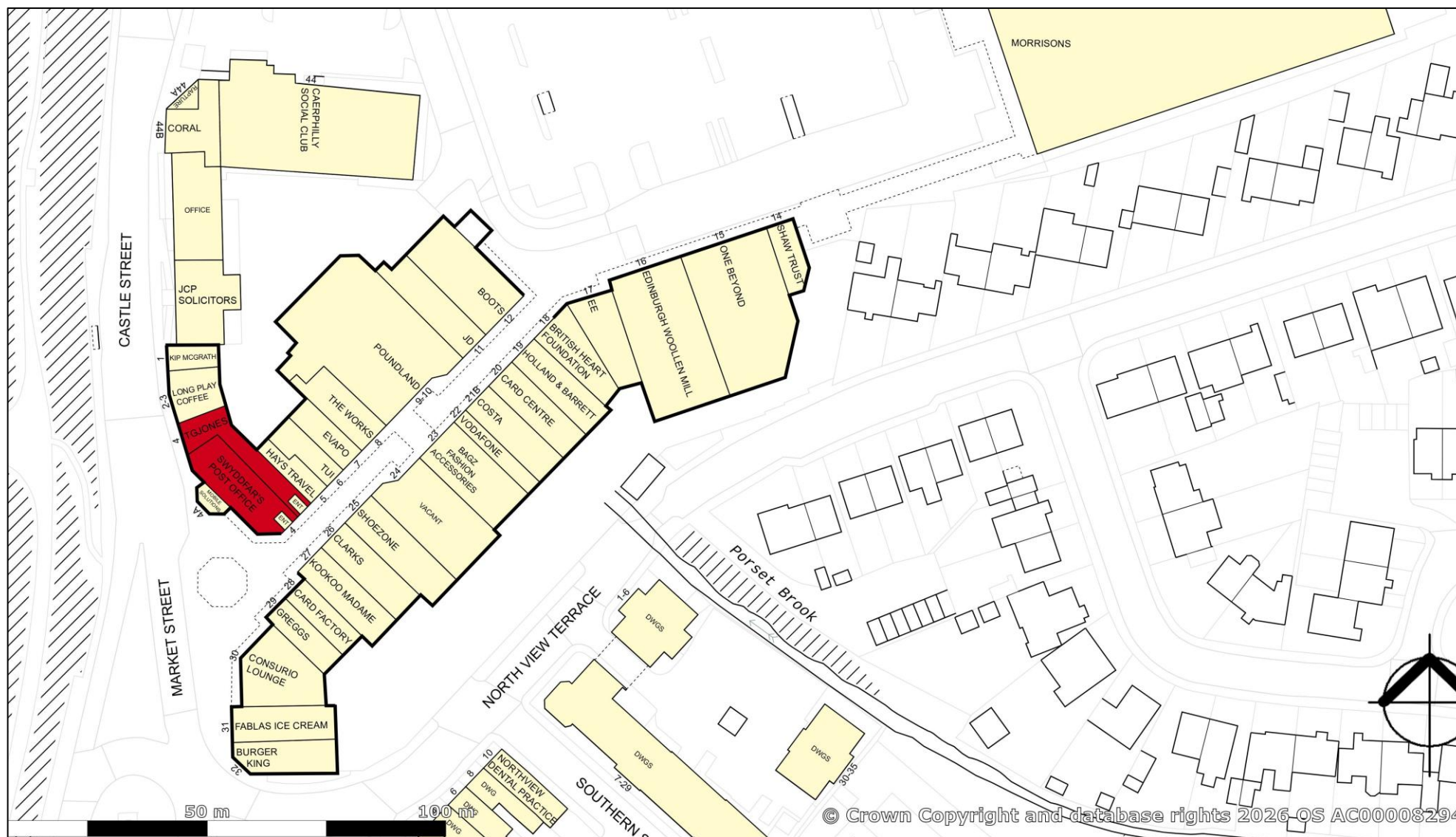
MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



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