

BRINSONS



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RETAIL / OFFICE UNIT TO LET

**11,
MARKET STREET
CAERPHILLY,
CF83 1NX**

- Retail / office premises split over ground and first floor.
- Total Net Internal Area circa 765 sq ft (71 sq m).
- Suitable for a range of uses, subject to the necessary planning consent.
- Benefits from D1 (Non-Residential Institutions) commercial planning consent.
- Rear car park providing off street parking.
- Prominent roadside visibility.

RENT - £16,000 PER ANNUM EXCLUSIVE / MAY SELL

BRINSONS COMMERCIAL

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

LOCATION

The property is centrally located in the historic town of Caerphilly, just a short walk from the iconic Caerphilly Castle. The property benefits from prominent frontage onto Market Street, one of the main thoroughfares within Caerphilly Town Centre.

The property benefits from good access to the M4 motorway and Cardiff to the south via the A470 as well as Caerphilly central train station. The area has a mixture of occupiers including office, retail, and leisure uses. A pay and display car park is located within close proximity to the property.

Notable occupiers within the immediate vicinity include, The Caerphilly Library, Ten Degrees Restaurant, Sports Direct, Iceland and Superdrug.

DESCRIPTION

The property comprises a detached retail / office property which is split over two storeys to include a ground floor retail unit, and offices at first floor level.

Internally the property is accessed via a ground floor retail unit which currently benefits from an D1 (Non-Residential Institutions) planning consent.

The ground floor benefits from a reception area, with consultation rooms to the rear. The first floors comprises additional consultation / office rooms, with a kitchenette area. WC's are over ground and first floor.

Externally the property provides a secure enclosed rear car park with gated access off Market Street.

ACCOMMODATION

From measurements taken on site we have calculated the following net floor areas:-

Ground Floor	429.5 sq ft (39.9 sq m)
First Floor	335.8 sq ft (31.2 sq m)

Total Net Internal Area	765 sq ft (71 sq m)
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SERVICES

We understand that the property benefits from mains gas, electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

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

TERMS

The property is available to let by way of a new lease on terms to be agreed. Alternatively, the property is also available for sale.

RENT/ PRICE

£16,000 per annum exclusive.

VAT

C (69)

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

However, in this instance we understand that VAT is not payable.

BUSINESS RATES

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

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Joshua Isaac - joshua.isaac@brinsonspc.co.uk
Tristan Kugler - tristan.kugler@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

J1/TI/2931/FEB26

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'Eastgate', Market Street
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T- 02920 867711 E- caerphilly@brinsons.co.uk

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