

# BRINSONS



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## RETAIL UNIT TO LET

**5,  
BARTLETT STREET  
CAERPHILLY  
CF83 1JS**

- Ground floor retail/office unit circa 750 sq ft (69.7 sqm)
- Kitchen and WC facilities.
- D1 (non-residential institutions) planning consent.
- Prominent position in Caerphilly town centre with return frontage.
- Two dedicated parking provisions to the rear.

**RENT - £15,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is located on Bartlett Street, just off Caerphilly's main thoroughfare Cardiff Road. The property benefits from a prominent return roadside frontage.

Notable occupiers in the local vicinity include JD Wetherspoons, Greggs, New Look, Savers, together with main high street Banks and Building Societies.

## DESCRIPTION

The property comprises a single-storey premises benefiting from D1 (Non-Residential Institutions) planning consent.

The accommodation is arranged at ground floor level and provides retail/office space, together with two dedicated parking spaces to the rear. Access is taken directly from Bartlett Street. Internally, the property comprises a reception area, a number of self-contained office/consulting rooms, together with kitchenette and WC facilities.

## ACCOMMODATION

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

Total Net Internal Area - 750 sq ft (69.7 sq m)

## SERVICES

We understand that the property benefits from mains 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.

## TERMS

The property is available to let on terms to be agreed.

## RENT

£15,000 per annum exclusive.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £13,000

Uniform Business Rate 2026/27: 0.502

Gross Rates Payable: £6,526

### 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

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'Eastgate', Market Street  
Caerphilly, CF83 1NX

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

## 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.

## 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](mailto:joshua.isaac@brinsonspc.co.uk)**  
**Tristan Kugler - [tristan.kugler@brinsonspc.co.uk](mailto:tristan.kugler@brinsonspc.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TK/APR26



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