



# 51 Cardiff Road

Caerphilly, CF83 1FP

**TO LET**

**END OF TERRACE RETAIL UNIT**

**TOTAL AREA 1,501 sq ft (193.23 sq m)**

- + A1 planning
- + First floor ancillary accommodation
- + Prominent roadside location

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property occupies an excellent position on Cardiff Road, which together with Castle Court Shopping Centre is Caerphilly's prime retailing pitch. Cardiff Road provides a good mix of local and national retailers. There are regular bus routes along Cardiff Road that connect Caerphilly and the surrounding villages.

Notable occupiers in close proximity include Coral bookmakers, Greggs and Nationwide.

**DESCRIPTION**

The property is a two storey end of terraced retail unit. Internally, the property comprises an open plan sales area to the front with office and ancillary space at the rear. The first floor is accessed internally or via its own self contained doorway on Stockdale Street and consists of a kitchen, W/C and ancillary accommodation.

The property is served by mains water and an electricity supply.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor	935 sq ft		(86.68 sq m)
First Floor	566 sq ft		(52.55 sq m)
Total	1,501 sq ft		(139.23 sq m)

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**RENT**

£19,000 per annum

**BUSINESS RATES**

We are informed that the rateable value of the property is £19,500 and the rates payable for year ending March 2020 is £10,257.

Interested parties should rely on their own enquiries with the Local Authority.

**USE**

We understand the property benefits from A1 planning use.

There is potential for alternative uses, subject to planning consent and landlord approval.

**RENTAL DEPOSITS/ REFERENCES**

Prior to any agreement prospective tenants may be requested to provide a rental deposit and/or accountancy and financial references, subject to landlord's discretion.

**EPC**

The property is to be assessed.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn  
Email: david@emanuel-jones.co.uk  
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2020

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Caerphilly, CF83 1FP

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