



63 Cardiff Road,
Caerphilly, CF83 1FP

TO LET

RETAIL ACCOMMODATION
1,816 sq ft (168.70 sq m)

- + Private car park
- + High Street Location
- + Good frontage

029 2081 1581

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. Other retailers in close proximity include Select, Specsavers and Tesco.

DESCRIPTION

The property comprises a two-storey building with ground floor sales and first floor storage. The ground floor benefits from WC facilities in addition to a kitchenette.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas provided by the VOA:

| | | | |
|--------------|--------------------|----------|--------------------|
| Ground Floor | 1,017 sq ft | | 94.50 sq m |
| First Floor | 799 sq ft | | 74.20 sq m |
| TOTAL | 1,816 sq ft | | 168.70 sq m |

LEASE TERMS

Quoting terms available upon request.

BUSINESS RATES

We understand the suite has a rateable value of £21,000. Using the 2021/2022 UBR (0.535) this results in rates payable bill of £11,235.

Interested parties should rely on their own enquiries with the relevant local authority.

EPC

The property has an EPC of B (43). A full copy of the certificate can be provided upon request.

VAT

All figured are quoted exclusive of VAT, where applicable.

LEGAL COSTS

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

PLANNING

The property benefits from Class A2 planning consent. Interested parties are advised to satisfy their enquiries with the relevant local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
 Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



June 2021

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