

Blackwood - 105 High Street, Caerphilly NP12 1AD  
Café/Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# Blackwood - 105 High Street, Caerphilly NP12 1AD

## Café/Retail Shop to Rent



### Property Features:

- Comprises ground floor café/retail shop
- VAT is NOT applicable to this property
- Total area size 40 sq m (430 sq ft)
- Flexible terms to fit your needs
- No premium, agent or legal fees
- Corner location on busy High Street
- Occupiers close by include Poundland, Argos, HSBC, William Hill, Cancer Research amongst other local traders.

### Property Description:

Comprises a ground floor coffee shop. The property has been fitted out and operated as a café until recently.

The property provides the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Retail Area, Counter, WCs



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### Location:

Blackwood is a popular commuter town just 12 miles north-west of Newport and 15 miles north of Cardiff. The Market Place Shopping Centre is just a short distance away, housing retailers such as Boots, Thomas Cook and Dorothy Perkins. Other nearby occupiers include Poundland, Argos, HSBC, William Hill, Cancer Research, amongst other local traders.

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £195 per week (PCM: £845)

Deposit: £1,690 (2 Months)

### Rateable Value:

Rateable Value - £9,400

Rates Payable - £4,615\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.





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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

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### Address:

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