

# For Sale/To Let



## 19 High Street, Fleur De Lys NP12 3UD

- The property holds a prominent location in the main High Street
- Total area is 1304 sq ft (121.08 m<sup>2</sup>)

## Location

The premises are located on the High Street in Fleur De Ley situated approximately 1 mile west of Blackwood and 1.6 miles north of Ystrad Mynach. The property holds a prominent location fronting the main High Street in a well established parade of retail shops. Immediate neighbours include Peter Rogers Chemist, Keith's Fruit and Veg and a Spar Convenience Store. The surrounding area provides further retail and residential accommodation and the premises are also within close proximity to some A3 users and the local Post Office is situated close by.

## Description

The property comprises a mid terraced building of traditional construction on ground, 1st and 2nd floor levels under a pitched slate roof. The premises have UPVC double glazed windows and gas central heating.

Internally the premises at ground floor provides a front sales area which is open plan with access lobby, a mid kitchen/break out area and rear WC facilities. There is an internal staircase to the mid point of the building which provides access to the 1st and 2nd floor levels. The 1st floor provides further open plan office accommodation with further WC facilities. The 2nd floor again provides office space which has restrictive head height to part.

The premises has fully glazed frontage onto the High Street and UPVC windows throughout. The premises are in good order with suspended ceilings and inset lighting to the ground and 1st floor levels.

## Accommodation

	sqft	m <sup>2</sup>
Retail Area	439	40.82
Kitchen/Break Out Area	182	16.92
<b>WC's</b>	<b>Unmeasured</b>	<b>Unmeasured</b>
Open Plan Office Area	447	41.55
Male & Female WC's	Unmeasured	Unmeasured
Open Plan Office Area	236	21.79
<b>Total</b>	<b>1304</b>	<b>121.08</b>
ITZA		395

## Car Parking

On street parking is available.

## Tenure & Terms

Rent: £10,000 p.a.

Freehold price: £135,000

## Rateable Value

Rateable value (2010 list): £3,250

## Legal Costs

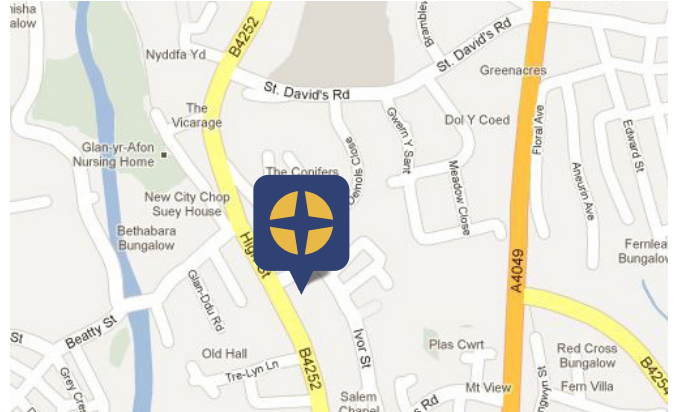
Each party to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Viewing

Strictly by prior appointment with the sole selling agents, Hutchings & Thomas.



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