



Location

The subject premises are situated along the B4591 the main arterial thoroughfare running directly through the town of Risca.

The property is well located in terms of prominence benefitting from a mixture of both commercial and residential users and within close proximity of the M4 motorway, approximately 6-miles to the north.

Description

The property / site is of a linear nature being at a slightly raised level from the road, comprising a single storey building of varying constructions including brick rendered, elevations with UPVC windows with profile steel pitched roof to the main building and to the rear a two-storey section of brick stone construction, the roof of this section has been overlaid with steel sheeting.

Internally the building provides a reception area having a large open plan retail area and to the east a stores / kitchen area with staircase leading to further storage accommodation and WC facilities on the first floor.

The site benefits from a parking area to the north and is accessed via Tredegar Street.

Accommodation

The accommodation has been measured on a gross internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice as follows:-

	sq m	sq ft
TOTAL NIA	1437.66	1547

Quoting Figure

We are seeking offers in the region of £150,000 (One Hundred and Fifty Thousand Pounds) for the freehold interest in the property.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 52. (Certificate N° 9676-2938-1403-1096-2902. Valid until 29th April 2036). A copy of the certificate is available upon request.

Rateable Value

Please note that Hutchings & Thomas are unable to confirm the level of any payments due to the Local Authority and further enquiries will need to be made to Caerphilly County Borough Council www.caerphilly.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

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

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.