

# BRINSONS



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## RETAIL/OFFICE UNIT TO LET

**148 HIGH STREET  
BLACKWOOD  
CAERPHILLY  
NP12 1YZ**

- Total Net Internal Area circa 2,045 sq ft (189.9 sq m).
- Prime location on Blackwood's main thoroughfare.
- Open plan ground floor area, with additional first floor office space.
- Inclusive of a large kitchenette, WC facilities, and car parking to the rear.
- Full width glazed frontage.

**RENT: £22,000 PER ANNUM / PRICE: £249,950 EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property occupies a prominent and central location on Blackwood High Street. Blackwood town centre has a number of high quality local shops and multiple national retailers such as Home Bargains, Costa Coffee and Greggs.

Situated 9 miles north-east of Caerphilly and 12 miles north-west of Newport, Blackwood is reputedly one of South Wales' valleys principal market towns.

## DESCRIPTION

The property comprises ground and first floor retail/office accommodation. The property is currently fitted out in accordance with the former tenants operational requirements. The property is accessed via an electric sliding door to the front elevation, as well as a pedestrian door to the rear. There is dedicated car parking provisions to the rear.

The property benefits from a mixture of wooden and carpeted flooring over both floors, suspended ceilings, glazed partitioning, male & female WC's and a large kitchenette.

## ACCOMMODATION

From the measurements taken on site we have calculated the following approximate areas:-

Ground floor -	977 sq ft (90.7 sq m)
First Floor -	1,068 sq ft (99.2 sq m)
<b>Total -</b>	<b>2,045 sq ft (189.9 sq m)</b>

## SERVICES

We understand that the property benefits from mains electric, water and drainage. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The property is available to let by way of a new lease on terms to be agreed.

## RENT/ PRICE

£22,000 per annum exclusive / £249,950 exclusive.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £16,500  
Uniform Business Rate 2025/26: 56.8  
Gross Rates Payable: £9,372

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

## VAT

We understand that VAT is payable.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

## ARRANGE A VIEWING

Strictly by appointment only with the sole agents:

Brinsons Chartered Surveyors  
Eastgate, Market Street, Caerphilly, CF83 1NX

Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsons.co.uk](mailto:joshua.isaac@brinsons.co.uk)**  
**Tristan Kugler - [tristan.kugler@brinsons.co.uk](mailto:tristan.kugler@brinsons.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/Tl/2924/DEC25

