

Lot 47, 69/71 Cardiff Road, Caerphilly,

Glamorgan CF83 1FP

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Retail Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail Opportunity

- Shop prominently situated on Cardiff Road
- Approximately 2,684 sq ft
- VAT free property
- Prominent town centre location
- 0.5 miles from Caerphilly Castle
- Neighbouring occupiers include Superdrug, Subway, Greggs and JD Wetherspoon

Lot

47

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 7 miles north of Cardiff, 11 miles west of Newport

Roads A468, A470, M4

Rail Caerphilly Train Station (direct services to Cardiff Central in 19 mins)

Air Cardiff International Airport

Situation

Caerphilly is a busy commuter town providing excellent access to both Cardiff and Newport. The property is prominently situated on the west side of Cardiff Road, Caerphilly's primary retailing pitch, approximately 200 metres north of Caerphilly Railway Station and 0.5 miles south of Caerphilly Castle. Neighbouring occupiers include Superdrug, Subway, Greggs and JD Wetherspoon.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a vacant shop arranged on the ground and first floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant
Ground First	Retail/Ancillary Ancillary	134.20 129.90	(1,445) (1,398)	VACANT
Total		264.10	(2,843)	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

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September 2020