Glamorgan CF83 1FP

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)





Freehold Retail Opportunity

Lot 47, 69/71 Cardiff Road, Caerphilly, Glamorgan CF83 1FP

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Property Information

Freehold Retail Opportunity		Location		Description	
 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 		Miles Roads Rail Air Situation	7 miles north of Cardiff, 11 miles west of Newport A468, A470, M4 Caerphilly Train Station (direct services to Cardiff Central in 19 mins) Cardiff International Airport	The property comprises a vacant shop arranged on the ground and first floors. VAT VAT is not applicable to this lot.	
Lot 47 Vacant Possession Sector High Street Retail	Auction 21st September 2023 Status Available Auction Venue Live Streamed Auction	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.		Completion Period Six Week Completion	
		EPC Band E			

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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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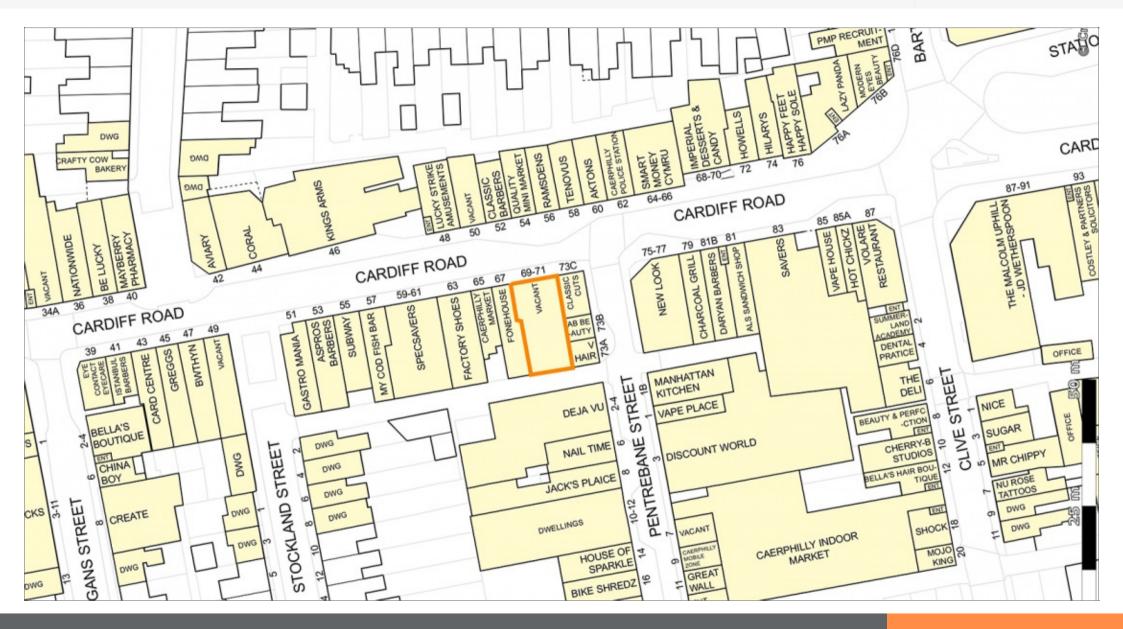




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