



**TIMPSON**

Great Service By Great People Est 1905

KEY CUTTING  
SHOE REPAIRS  
ENGRAVING  
WATCH REPAIRS

**Shear Divine**  
01495 226200

Shear Divine

**AP Discounts Blackwood**

Monday	9:30 - 5:30
Tuesday	9:30 - 5:30
Wednesday	9:30 - 5:30
Thursday	9:30 - 5:30
Friday	9:30 - 5:30
Saturday	9:30 - 5:30
Sunday	11 - 3:00

Opportunity to acquire a prominent mixed-use investment property located on High Street in Blackwood. The property is fully let producing an annual income of £35,400 reflecting a Gross Initial Yield (GIY) of 8.9% based on sale price of £400,000 exclusive.

### Location

The property is prominently positioned on High Street which is the principal retail destination in Blackwood. The street benefits from strong footfall and sustained tenant demand, supported by a combination of independent retailers and national occupiers including Superdrug, Greggs, Iceland, Tesco Express, and Boots.

Located in close proximity is the A4048, a key arterial road providing direct access to the wider Caerphilly County Borough and excellent connectivity to the A467 and A472, linking to the M4 motorway and surrounding South Wales towns.

### Description

The property comprises a recently built end of terrace mixed use building with 2 No ground floor retail units and 2 No self contained first floor flats which extend into the roof space. Each ground floor unit benefits from an aluminum shop front with kitchenette and WC facility. The first floor flats comprise a lounge and kitchen on the 2nd floor and 2 No bedrooms and a bathroom on the first floor. Each flat is accessed from the rear.

Externally the property benefits from rear off road parking, with 1 No car parking spaces allocated for each unit. There is side access adjacent to the building leading to the rear garden area.

### Accommodation

From measurements taken on site, we have calculated the following approximate floor areas. For clarity, the ground floor has been measured on a Net Internal Area basis and the First Floor on a Gross Internal Area basis:-

#### Ground Floor

94 High Street - 353 sq ft (32.80 sq m)  
96 High Street - 353 sq ft (32.80 sq m)

#### First Floor

94a High Street - 872 sq ft (81 sq m)  
96a High Street - 872 sq ft (81 sq m)

Total - 2,450 sq ft (227.6 sq m)

### Services

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

### Price

£400,000 exclusive.

### Energy Performance Certificate

94 & 96 High Street - A (21)  
94a & 96a High Street - D (56)

### Business Rates

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

96 High Street  
Rateable Value: £6,900  
Uniform Business Rate (UBR): 50.2

96 High Street  
Rateable Value: £6,900  
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

### Council Tax

94a High Street - Band A  
96a High Street - Band A

### VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT will be applicable to the commercial element.

### Tenure

Freehold Title No's WA631645, WA618199 & CYM783444 subject to the existing tenancy agreements.

### Tenancy Schedule

94 High Street - Let on a 3 year lease from 1st September 2025 expiring on 31st August 2028 at an annual rent of £9,000.  
96 High Street - Let on a 3 year lease from 1st September 2025 expiring on 31st August 2028 at an annual rent of £9,000.  
94a High Street - £725 per calendar month, 12 month fixed term with £650 rent deposit.  
96a High Street - £725 per calendar month, 12 month fixed term with £650 rent deposit.

Total Rent - £35,400 per annum reflecting a Gross Initial Yield (GIY) of circa 8.9%.

### Legal Costs

Each party are to be responsible for their own legal costs occurred in this matter.

### Plans, Areas, Schedule

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

### Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

### Viewing Arrangements

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS or Brooke Annandale BSc (Hons)

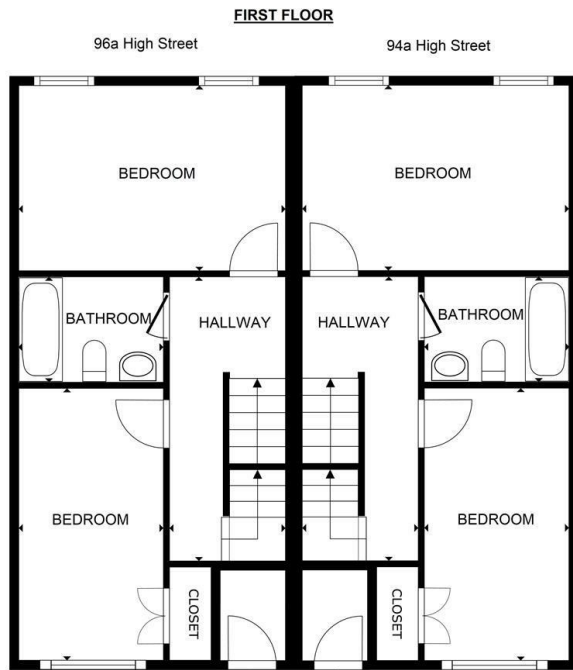
commercial@harrisbirt.co.uk / 01446 771777

### All Enquiries

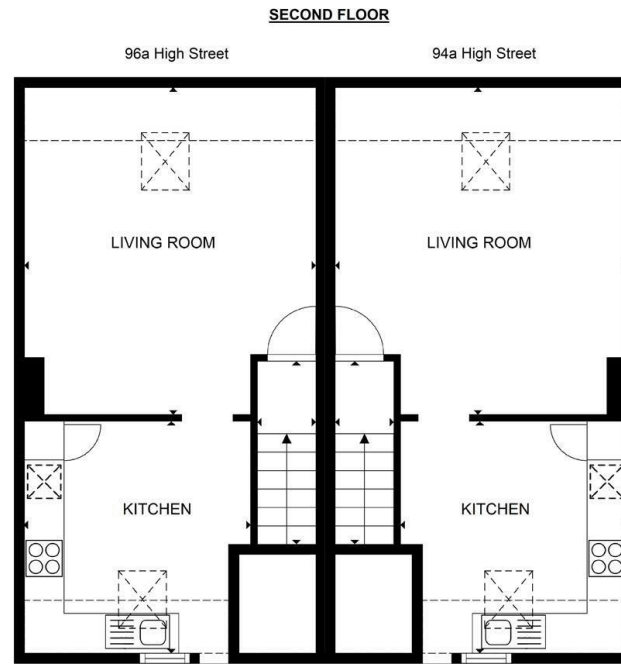
Harris & Birt Chartered Surveyors and Estate Agents  
65 High Street  
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Vale of Glamorgan  
CF71 7AF

Brochure created: 6th Oct 2025 Ref: RCW 73





Matterport



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

