



## Manchester House, 1 Clifton Street

Caerphilly, CF83 1HA

£28,000 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let a self-contained ground floor retail premises circa 2,907 sq ft (270.1 sq m) which forms part of a larger building which has recently been fully refurbished and extended and incorporates residential accommodation on the upper floors. The property offers a highly visible frontage on a key arterial 'one-way' route through Caerphilly town centre.

#### Location

Prominently positioned in the heart of Caerphilly, this property enjoys a highly visible frontage onto White Street (B4263) and Van Road, a key arterial one-way route through the town centre and within close proximity to Caerphilly Castle. Adjacent is the Caerphilly library development which was built as part of the wider town centre regeneration plan helping to sustain pedestrian footfall to the immediate vicinity.

Caerphilly offers excellent connectivity, with convenient access to the A470 and onward links to the M4 and Cardiff. Caerphilly railway and bus station is within easy walking distance, providing regular services to Cardiff and the wider South Wales region.

Surrounding occupiers include a mix of cafés, restaurants, professional and retail operators with convenient public 'pay and display' parking opposite.

#### Description

A self-contained ground floor commercial unit which forms part of a larger building which has undergone significant refurbishment and redevelopment with residential accommodation provided on the upper floors. The property itself is of rendered stone construction which has been recently extended and sits under a pitched slate roof.

The ground floor is open plan and benefits from LED lighting, aluminium powder coated shop frontage with double pedestrian access doors and gas central heating. The layout lends itself well to a multitude of uses subject to obtaining the necessary planning consents. The property is available immediately and full plans are available on request.

#### Accommodation

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

Main Sales Area - 2,483 sq ft (230.7 sq m)  
Store - 424 sq ft (39.4 sq m)

Total Net Internal Area 2,907 sq ft (270.1 sq m)

\*There is potential for the unit to be sub-divided to provide 2 No smaller retail units subject to tenant requirements.

#### Services

We understand that the property benefits from individual electric, water and gas supplies.

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 Full Repairing and Insuring lease on terms to be agreed.

#### Rent

£28,000 per annum plus VAT.

#### Energy Performance Certificate

EPC Rating: B (32) expiring 14th October 2035.

#### 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 is payable on all costs.

#### Business Rates

The property has recently undergone significant redevelopment and has been sub-divided to provide a self-contained ground floor unit. Interested parties should be aware that the business rates assessment will require re-evaluation following occupation, to reflect the new layout and specification.

#### Restrictive Covenant

The property is subject to a restrictive covenant for a period of 10 years which does not allow for the use as a restaurant or for the sale of alcohol to be consumed on the property. However, this does not restrict the sale of alcohol on a commercial basis provided such alcohol is not consumed on the property.

#### Planning

We advise that all prospective tenants make their own enquiries with Caerphilly Council Planning Department as to the existing use consent.

#### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

The area hatched in blue on the enclosed floor plan does not form part of the demise and provides access to the residential accommodation on the upper floors only.

#### 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 documents requested.

#### Arrange a Viewing

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

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

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#### All Enquiries

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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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

