



5 – 7 BEDWLWYN ROAD, YSTRAD MYNACH CF82 7AA

Retail Accommodation to Let (May Sell)

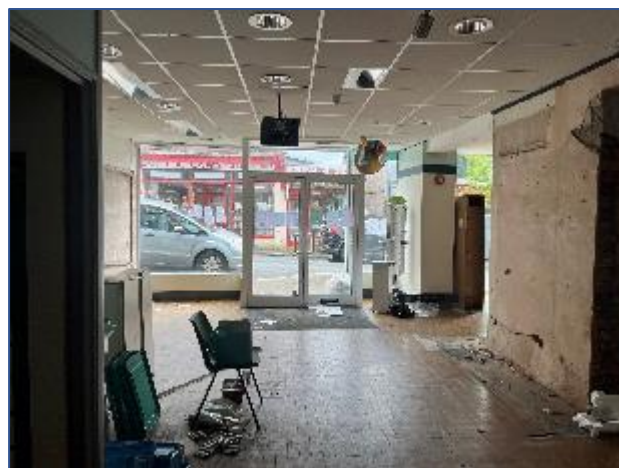
Busy Town Centre Retail Area

Good Public Transport Links

On Street Parking Available

1,287 sq Ft (119.60 sq m)

Quoting £17,000 plus VAT



LOCATION

Ystrad Mynach is a town with the Centre of Caerphilly. The Town has an immediate population of approximately 19,204. Newport and Cardiff are 15 miles away, Bristol 44 miles. Ystrad Mynach has good public transport links including a railway station.

The property is located on Bedwlwyn Road occupied by retail establishments including St David's Hospice, Nail Salon, Pharmacy amongst others.

DESCRIPTION

The property consists of ground floor retail accommodation, previously used as a pharmacy. This is predominately open plan with a separate office / consulting room. There are kitchen and WC facilities.

The ground floor benefits from suspended ceilings, laminate flooring and power sockets. The stock room and kitchen have tile flooring.

There is on street parking available in front of the property and on nearby streets. There is a pay and display car park nearby.

The upper floors consist of residential accommodation with separate access.

ACCOMMODATION

Total: 119.60 sq m (1,287 sq ft)

PLANNING

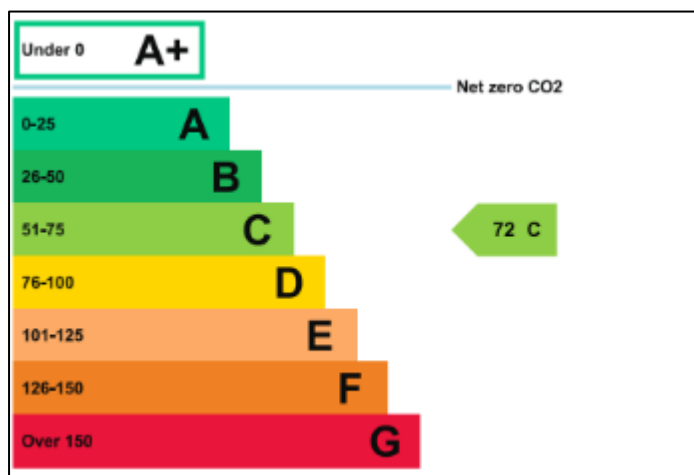
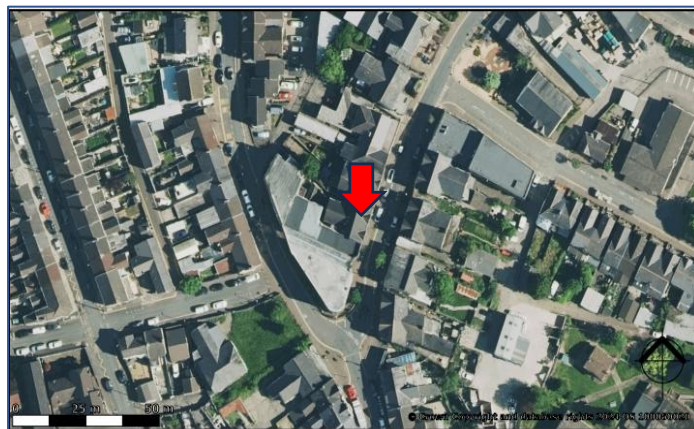
We understand that the property benefits from planning consent for retail use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Caerphilly County Borough Council:
Tel: 01443 815588

RATING ASSESSMENT

RATEABLE VALUE: £13,250
RATES PAYABLE: £7,526



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The ground floor is available to let by way of a new lease direct with the landlord at a rent of £17,000 plus VAT.

Alternatively, the ground floor and / or the whole property may be available for sale. Further details on request.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

CLAIRE BIGNELL
01633 740 740
claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

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M793 Ravensworth 01670 713330