



152 – 158 HIGH STREET, BLACKWOOD, NP12 1AH

Redevelopment Opportunity For Sale

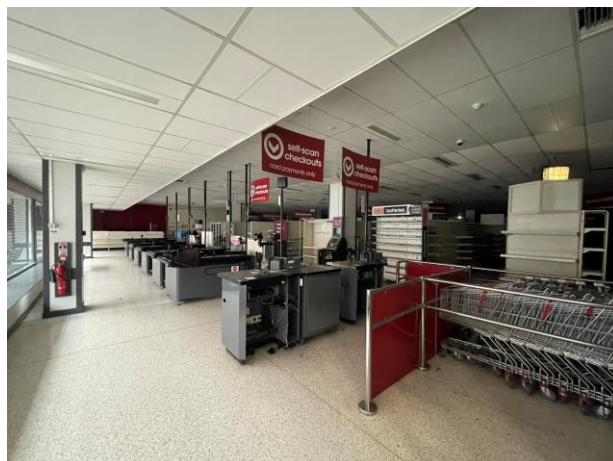
Former Wilko Store with Ancillary Accommodation on Uppers

Potential Retail / Leisure / Residential / Mixed Use (STP)

Located in Twon Centre

Approximately 2,789.01 sq m (30,021 sq ft)

Offers in excess of £795,000 plus VAT



LOCATION

Blackwood is one of the primary towns within Caerphilly County Council, offering a mixture of retail, commercial and residential accommodation. The town lies approximately 17 miles north of Cardiff, 12 miles north-west of Newport and has an estimated population of c 24,000.

The property is well located on High Street in the centre of the town. Nearby occupiers are mainly retailers including the likes of Greggs, Specsavers, Holland and Barratt, Principality Building Society, Mayberry Pharmacy and many more.

DESCRIPTION

The property provides a mid terrace 3 storey building. The ground floor is a former Wilko retail store benefiting from a double glazed frontage (with security shutter), suspended ceilings, recessed lighting, and tiled floor.

The first floor has a separate entrance at ground floor with a stair case leading to the first floor. It is a regular shape with windows to the front elevation. Previously used for retail, we feel this space has potential for alternative uses (subject to planning).

The second floor (rear only) provides loading access (due to height differences) and was the former stores area for Wilko. There is a commercial lift, linking to the ground floor retail area, staff accommodation, WC's and offices, as well as stores.

Externally, to the rear of the property is a loading and parking area.

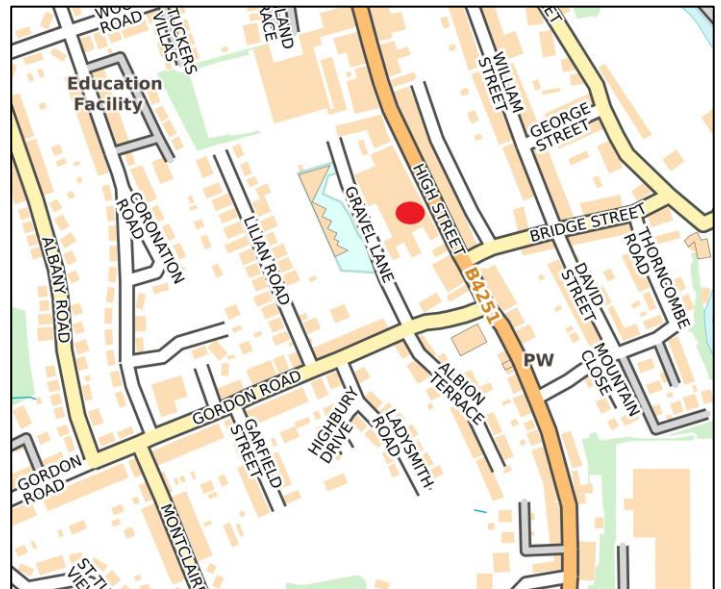
ACCOMMODATION

Ground floor	1,102.67 sq m	11,869 sq ft
First floor	981.32 sq m	10,563 sq ft
Second Floor (rear only)	705.01 sq m	7,589 sq ft
Total	2,789.01 sq m	30,021 sq ft

PLANNING

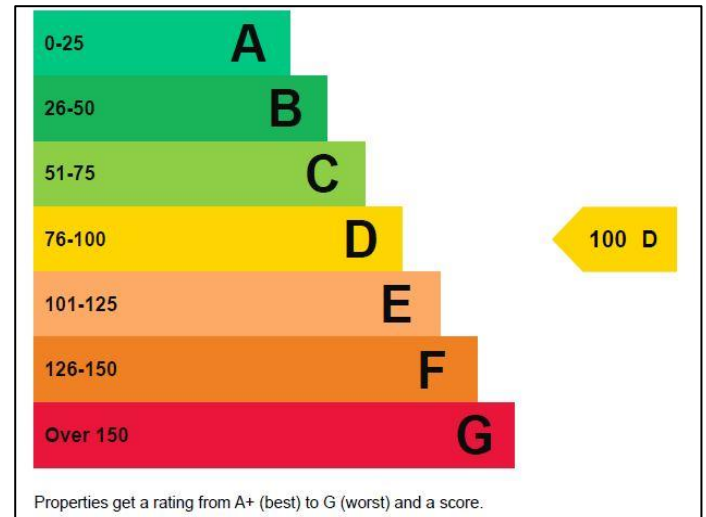
We understand that the property benefits from planning consent for retail and ancillary use.

We believe the property (particularly the upper floors) have potential for alternative uses. These may include residential or leisure uses and will be subject to planning. We recommend that interested parties make their own enquiries to the local authority.



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

ENERGY PERFORMANCE CERTIFICATE



TENURE

The property is available for sale. We are seeking offers in excess of £795,000 plus VAT for the property. The property is elected for VAT.

VIEWING

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

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