



# 63/65 Hanbury Road

Bargoed, CF81 8QX

**FOR SALE**

**TOWN CENTRE BUILDING**

**TOTAL AREA - 11,994 ft<sup>2</sup> (1,114.28 m<sup>2</sup>)**

- + Entire building
- + Prime town centre location
- + A1/2 use

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Bargoed is situated in the Rhymney Valley within the county borough of Caerphilly. The town benefits from a range of transport links including the A469 by-pass road that connects to the A465 "Heads of the Valleys road" to the north and the A470 to the south.

Bargoed bus interchange provides regular services to nearby cities and towns such as Blackwood, Caerphilly and Newport. Bargoed railway station runs direct services to Cardiff Queen Street station in approximately 40 minutes.

Hanbury Road is the primary retailing thoroughfare in the town where there is a mixture of local and national retailers. The subject property occupies a prominent corner position with a return frontage. Notable retailers in close proximity including Barclays Bank, Betfred and Lloyds Bank.

**DESCRIPTION**

The available property is a 4 storey end of terrace building. The property has been split into the following self contained areas;

Unit A – Currently occupied by Burton / Dorothy Perkins

Unit B – Currently occupied by Apex Estate Agents / Principality

1st, 2nd & 3rd Floors – Occupied by Cleopatra Nightclub

**ACCOMMODATION**

The property provides the following approximate areas;

Total Ground Floor Sales	4,341 ft <sup>2</sup>		(403.29 m <sup>2</sup> )
First Floor	3,496 ft <sup>2</sup>		(324.79 m <sup>2</sup> )
Second Floor	1,925 ft <sup>2</sup>		(178.84 m <sup>2</sup> )
Third Floor	2,232 ft <sup>2</sup>		(207.36 m <sup>2</sup> )
Total Area	11,994 ft <sup>2</sup>		(1,114.28 m <sup>2</sup> )

**TENANCIES**

Unit A - Burton/DP – sold with vacant possession

Unit B - Apex Estate Agents (Aberdare) Ltd –  
Paying £6,000 per annum. Holding over since 10th March 2018

1st, 2nd & 3rd floors - Enterbizz Ltd / ta Cleopatra  
Nightclub – Paying £5,250 per annum (Holding over)

**VAT**

The property has been elected for VAT.

**TENURE**

Freehold.

**PURCHASE PRICE**

POA

**BUSINESS RATES**

Unit A - £14,750

Unit B1 - £8,900

Unit B2 - £4,650

Upper Floors - £7,500

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

To be assessed.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through joint agents Emanuel Jones and CBRE:-

Contact: David Williams / Rhys Williams  
Email: david@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

Contact: Nick Gulliford  
Email: nick.gulliford@cbre.com

SUBJECT TO CONTRACT AND AVAILABILITY

**\*STAFF UNAWARE PRIVATE AND CONFIDENTIAL\***



June 2018

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