



*Subject to Contract*

## To Let

**83 Grays Gardens, Graig Y Rhacca, Caerphilly, CF83 8TQ**

**£2,500 per annum**

CCBC are pleased to offer the above property to let for commercial use.

The ground floor shop is located in Grays Gardens in the residential estate of Graig y Rhacca, Caerphilly.

The property comprises a ground floor of WC, kitchen facilities with 2 large rooms, and storage cupboards. There is vehicular parking access to the rear.

Ideal property to start up a new business. A Caerphilly business start-up grant may be available. Please contact the Business Renewal Team on 01443 866220 (or you can submit an application on our website) to confirm if you would qualify to receive help setting up a new business



### **Viewings strictly by appointment only**

To arrange a viewing please contact

Lisa Jennings 01443 864102 [Jennil2@caerphilly.gov.uk](mailto:Jennil2@caerphilly.gov.uk)

Lesley Thomas 01443 864094 [thomal17@caerphilly.gov.uk](mailto:thomal17@caerphilly.gov.uk)

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## **LOCATION**

The Property is located in Grays Gardens in the residential estate of Graig y Rhacca, Caerphilly.

## **DESCRIPTION**

The property comprises a ground floor of WC, kitchen facilities with 2 large rooms, and storage cupboards. The property can be accessed via the main shop frontage or the rear. There is vehicular parking access to the rear. The property was previously used as a shop.

## **RATES & OUTGOINGS**

The Rateable Value of the property for 2023 is £1,925. Prospective Tenant to be responsible for all other outgoing along with statutory maintenance obligations

## **FEES**

Prospective Tenant to be responsible for both the landlords professional fees incurred in the transaction along with their own

## **TENURE & TERMS**

Offers are invited to let on a commercial lease on terms to be agreed. Vacant possession is offered

## **PLANNING**

Interested parties to contact the Planning Department to ensure the required use is acceptable and to confirm if a change of use consent would be required.

## **PLANS**

Plans and photographs attached to these particulars are for identification purposes only.

## **VIEWING**

All viewings are strictly by appointment only. Please contact Lisa Jennings 01443 864102 or Lesley Thomas 01443 864094. The property is offered with vacant possession.

## **SERVICES**

The property is connected to mains services, but prospective Tenant should make their own enquires as to the availability and capacity of such services.

## **LEASE TERMS**

Will be made available on request prior to viewing the property.

## **EPC**

The energy efficiency rating for this property is C. A copy of the Energy Performance Certificate is available on request.

## **CONTACTS**

### **Land & Property Services**

Penallta House  
Tredomen Park  
Ystrad Mynach  
Hengoed  
CF82 7PG  
Property@caerphilly.gov.uk

### **Planning**

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Tredomen Park  
Ystrad Mynach  
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### Plan and aerial view for identification purposes only



- i) The particulars are set out as a general outline only for the guidance of intended lessees, and do not constitute, nor constitute part of, an offer or contract;
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) No person in the employment of Caerphilly County Borough Council has any authority to make or give any representation to warranty whatever in relation to this property; this authority is not bound to accept the highest or any offer.