

To Let

Former Fleur-de-Lis High Street Public Toilets NP12 3UE



Gross internal area of approximately 21.6m².

Expressions of interest are invited

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| <p>(i) The particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract;</p> <p>(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;</p> <p>(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.</p> |
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LOCATION

The property is located along the High Street of Fleur-de-lis south of the junction at Gwent Court NP12 3UE

DESCRIPTION

The property is a single storey building with three rooms consisting of male and female WC facilities and a storeroom. There is copper hot and cold water pipework present within the building. Potential tenants should be aware the building is in fair condition, although there are aged elements that will require replacement in the near future; a condition survey is available for information.

The property is potentially suitable for a number of uses, subject to planning consent.

SERVICES

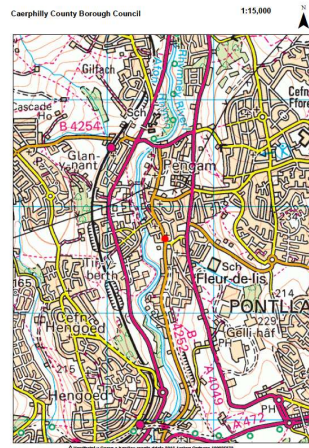
The property benefits from mains electrical and water services.

BUSINESS RATES

The property has a current rateable value of £620. Small business rate relief would be expected.

VIEWING

To be arranged by appointment.



TENURE & TERMS

Expressions of interest are invited for the grant of a new lease on terms to be agreed.

Applications from community interests will be considered.

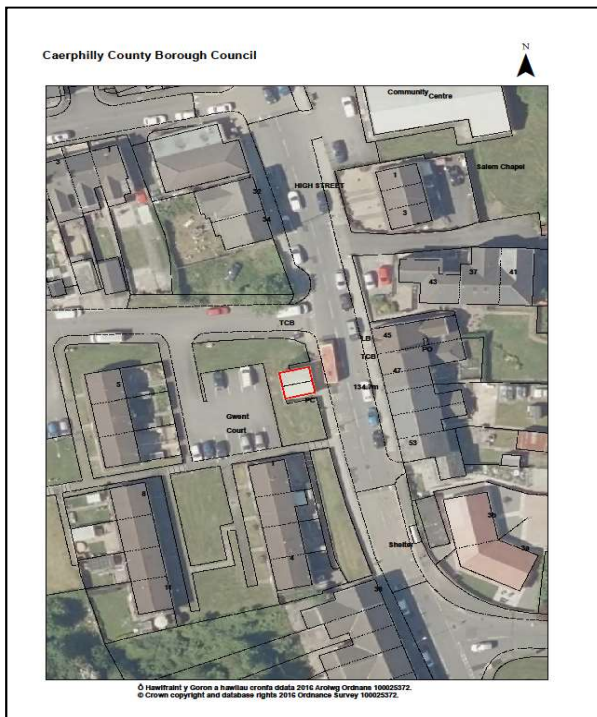
Potential tenants are advised to contact Caerphilly County Borough Council's Planning Department to ensure that the intended use will be acceptable in planning terms.

PLANS

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

FEES

Each party is to be responsible for its own legal and professional fees incurred in the transaction. The successful tenant may need to instruct a solicitor to complete this lease.



CONTACTS

CORPORATE PROPERTY

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NOTE

Expressions of interest are invited for the leasehold interest and any financial offers are to be exclusive of any rates, VAT or Land Transfer Tax, if applicable.