



*Subject to Contract*

## To Let

### Catering Concession for the Kiosk and the Management of the Public Toilets at Ystrad Mynach Park

### Inviting Tenders for the Lease of the Kiosk

CCBC are pleased to offer the above property to let for commercial use. The Lease will be for a term of 3 years.

The kiosk is situated in Ystrad Mynach Park, an attractive setting to the north of Caerphilly town and approximately half a mile to the south of Ystrad Mynach village, situated next to the Centre of Sporting Excellence.

The property comprises a kitchen area, storage area, a staff toilet/cleaning storage area, a unisex wc and a unisex disabled wc.



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

To arrange a viewing please contact

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

Mike Williams 01443 864142 [Willim21@caerphilly.gov.uk](mailto:Willim21@caerphilly.gov.uk)

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## LOCATION

The Property is located in Ystrad Mynach Park, Caerphilly Road, Ystrad Mynach.

## DESCRIPTION

The property comprises a kitchen area, storage area, a staff wc / cleaning storage area, a unisex wc and a unisex disabled wc. The kiosk is situated in the attractive and busy Ystrad Mynach Park and is suitable for serving the community hot and cold drinks and non fried snacks.

## RATES & OUTGOINGS

All rates (if required) and outgoing, including all utility costs, associated of the running of the kiosk are the responsibility of the tenant.

## FEES

The prospective tenant will be responsible for the Councils Legal and surveyors fees along with their own legal cost.

## TENURE & TERMS

Offers are invited for a 3 year Lease for a catering concession that includes the management of the public toilets. Full heads of terms are available on request.

## PLANNING

The required planning consents are in place.

## 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 Mike Williams 01443 864142.

## 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 TBC .

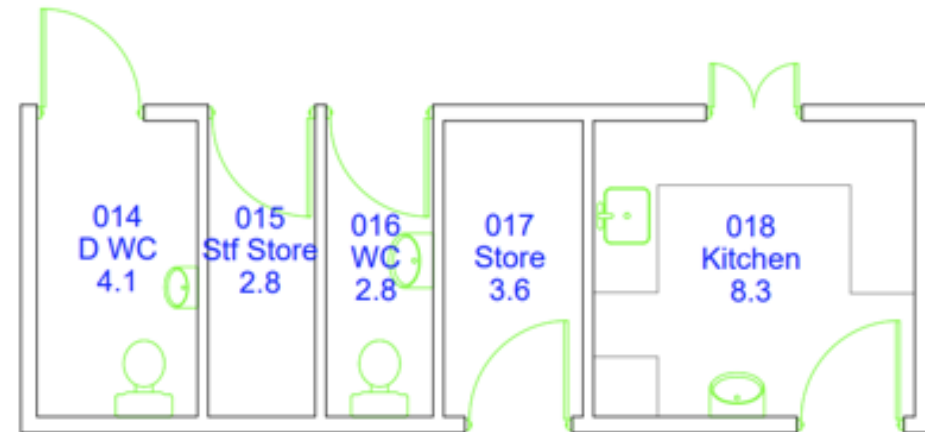
## CONTACTS

### Land & Property Services

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

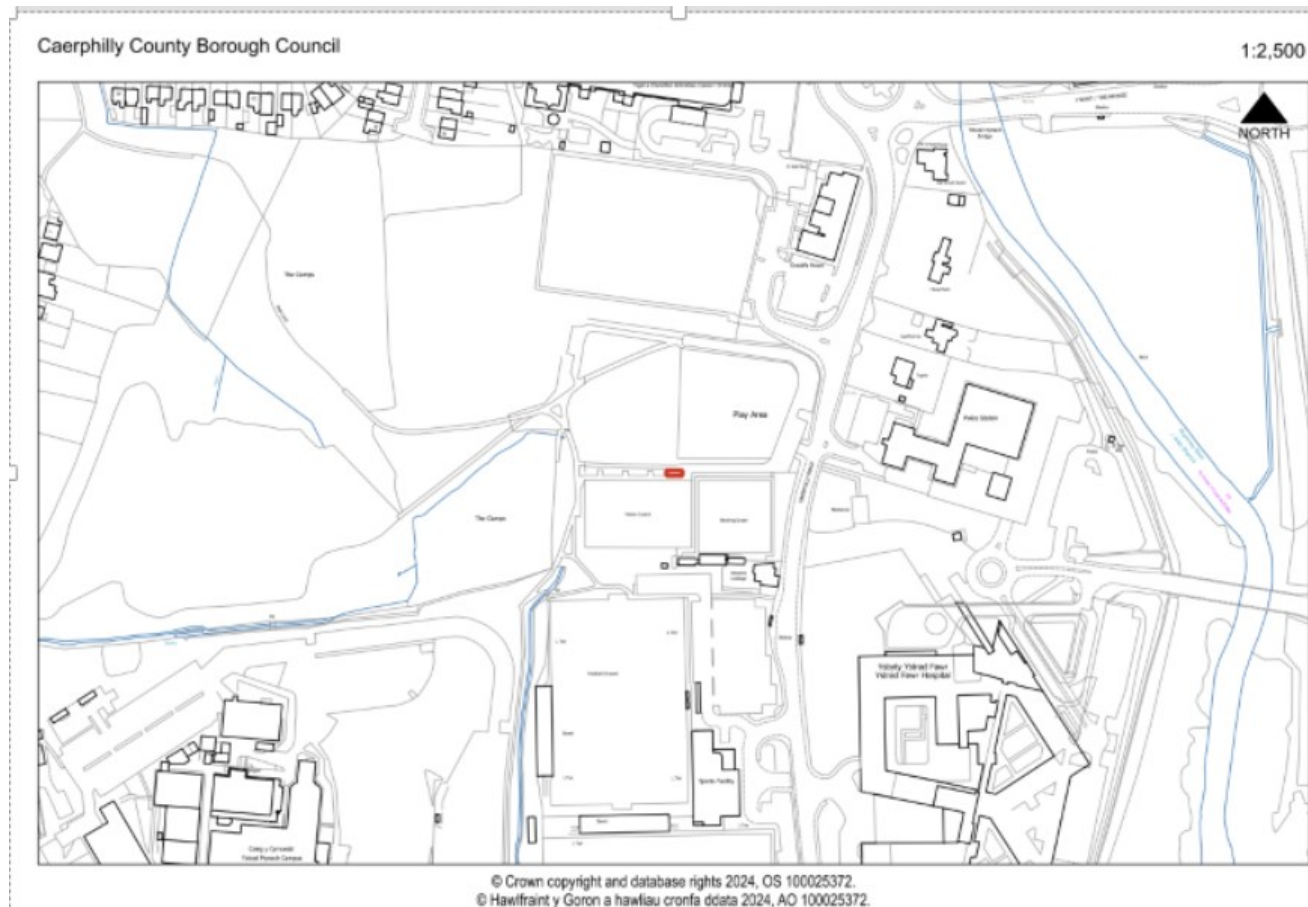
### Planning

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



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## Plan 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.