

**TO LET**

**85 HIGH STREET, BLACKWOOD, NP12 1ZA**





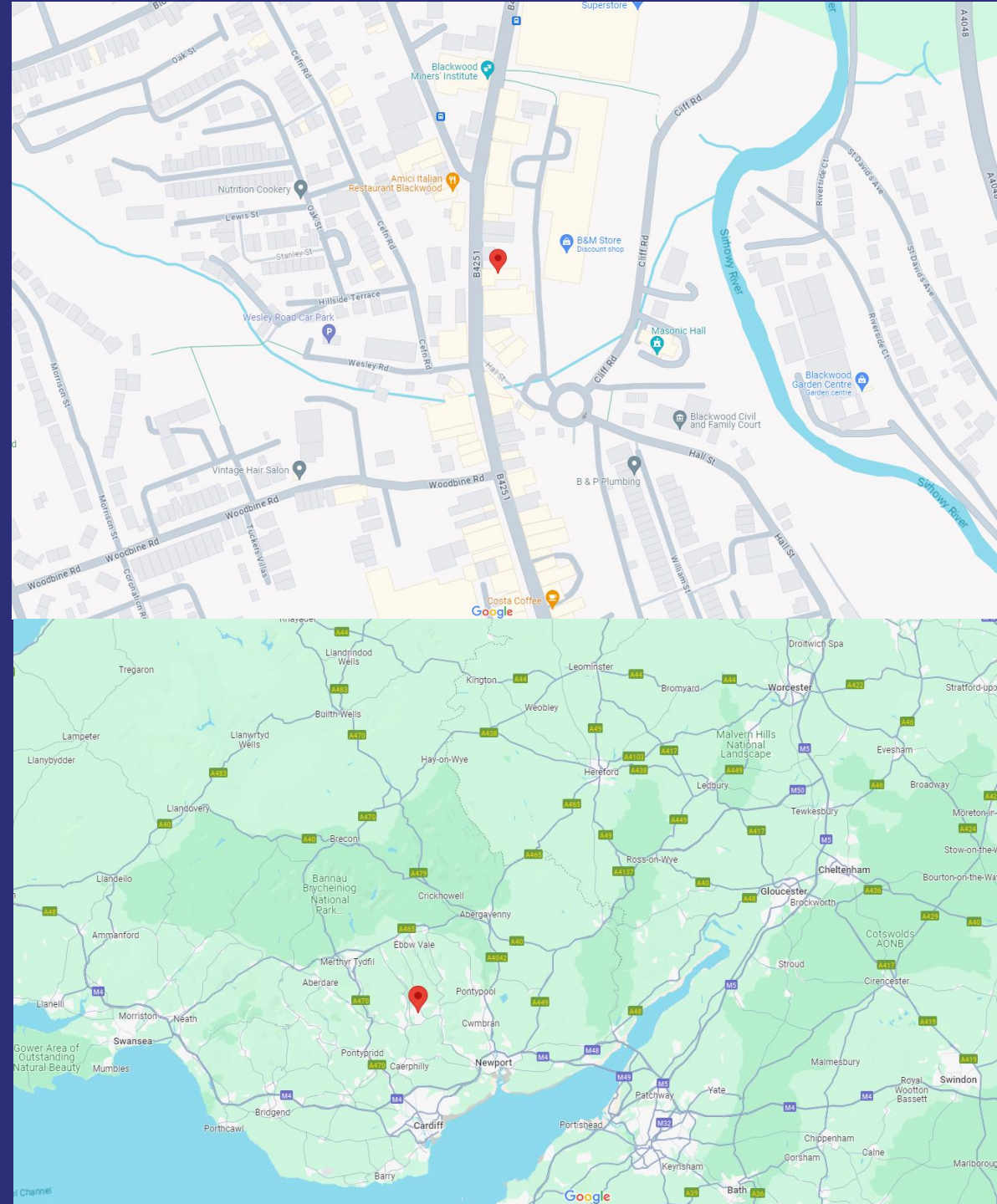
## LOCATION

The former Barclays Bank is located in a prime retailing location on the High Street which runs through the Town Centre, and where the majority of other multiple retailers are located. These retailers include:

- Poundland
- Boots
- Costa Coffee
- Greggs

The property can be more readily identified on the location plans.

- **Former Bank To Let**
- **Good Town Centre location**
- **Busy Market Town**



**DESCRIPTION**

The property is fitted out to reflect its former use as a Barclays Bank. The ground floor provides for an open ground floor banking hall with customer service area and office.

The first and second floor provide for offices, male and female wc's and staff room facilities.

There is also an attic and basement providing storage.

**ACCOMMODATION/AREAS**

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

<b>Ground floor sales</b>	172.97	1,862
<b>First floor</b>	160.45	1,725
<b>Second floor</b>	44.98	484
<b>Attic</b>	20.9	225
<b>Basement</b>	112.7	1,214

**There are four car parking spaces at the rear of the premises.**

**TENURE**

The property is available on a new effectively Full Repairing & Insuring sub lease to expire no later than 1 July 2026.

**RENT**

On application.

**RENT DEPOSIT**

A rent deposit may be requested depending on credit check.

**RATES**

Verbal enquiries with the Local Rating Authority indicate the property has a Rateable Value of £24,250.

**SERVICES**

All main services are understood to be available or connected to the property subject to statutory regulations.

**VAT**

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

**EPC**

The Energy Performance Asset Rating for this property is C75.

A full copy of the Energy Performance Certificate is available upon request from the agents.

**LEGAL COSTS**

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



**Dan Wild**

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## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or 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 in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

## SUBJECT TO CONTRACT



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