

TO LET/MAY SELL

PROMINENT FORMER CAR DEALERSHIP

029 2037 8921 

fletchermorgan.co.uk 

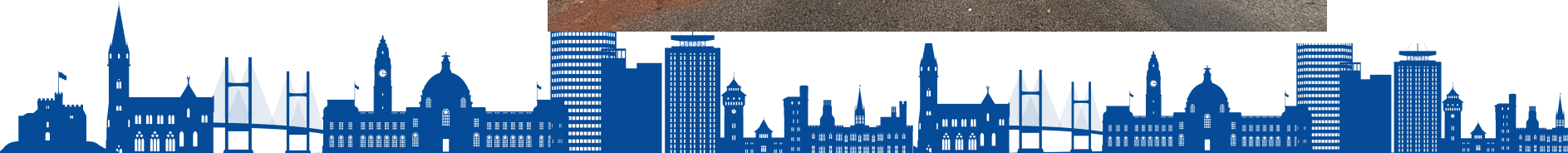
28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Former Car Dealership, New Road, Hengoed CF82 8AU



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



Location

The property is situated on New Road in Hengoed, some 6.5 miles north of Caerphilly and the A470 with daily passing traffic exceeding 13,500 vehicles. The surrounding area has a large residential catchment including Blackwood, Nelson and Ystrad Mynach.

The nearby area is a mixture of commercial users, most notably **Aldi**, **LBS Builders Merchants**, **Total Plumbing and Norgine**.

Pengam Rail Station is 320 metres and includes EV charging points. There is also a regular bus service along New Road.

Description

The former car dealership is a self-contained showroom with a large gated forecourt. Internally, the showroom benefits from offices, a large open plan sales area and side wash bays.

Externally the 0.37 acre forecourt has two gated access points.

Subject to planning, the property has the potential to be used as a trade counter, builders merchant, retail showroom, drive-thru or A3.

The landlord may consider splitting the property.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Showroom	= 5,942 sq.ft.	 552 sq.m.
Workshop	= 1,524 sq.ft.	 141 sq.m.
Stores	= 381 sq.ft.	 35 sq.m.
Total	= 7,847 sq.ft.	 729 sq.m.

Plus Forecourt = 0.37 acres

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £37,750 | Rates Payable = £18,950

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

A new Full Repairing and Insuring lease is available or alternatively, the owners may consider a sale.

Rent

£60,000 plus V.A.T. per annum

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Energy Performance Certificate

C60

VAT

All figures quoted are exclusive of V.A.T. where applicable.

What3Words

mega.scoping.guru



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones

029 2034 7054

07968 769325

[/MatthewJones](#)

matthew.jones@fletchermorgan.co.uk



**Fletcher
Morgan**

