



PRIME SHOP TO LET

UNIT 24 CASTLE COURT  
SHOPPING CENTRE  
CAERPHILLY  
CF83 1NU



TO LET

029 2037 8844 • [www.ejhales.co.uk](http://www.ejhales.co.uk)

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28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The property occupies a prime location within Castle Court Shopping Centre as shown on the attached Street Traders Plans.

The scheme is anchored by a Morrisons Superstore together with the town's largest car park providing approximately 553 spaces.

Multiple retailers within Castle Court include Poundland, Boots the Chemist, Greggs, Clarks Shoes, Costa Coffee, Card Factory and Edinburgh Woollen Mill.

## ACCOMMODATION

The property comprises a ground floor shop unit ancillary space at first floor level.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	12.1m	39ft 9in
Ground Floor Sales	259m <sup>2</sup>	2,784 sqft
First Floor Ancillary	146m <sup>2</sup>	1,568 sqft

## LEASE

The premises are available by way of a new 10 year effectively full repairing and insuring lease by way of a service charge subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

£47,500 per annum exclusive.

## SERVICE CHARGE

The estimated service charge for the year ending 31<sup>st</sup> December 2025 is £21,899 plus VAT.

## RATES

Rateable Value	£43,000
Rates Payable (2025/2026)	£24,424

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales.

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## EPC

The property has an EPC rating of C:63.

A copy of the Energy Performance Certificate is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
**Philip Gwyther – E J Hales • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk**

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