

**Lot 21, Blackwood Civil and Family Court, 8 Hall Street, Blackwood, near Cardiff,
South Glamorgan NP12 1NY**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Government Let Office Investment

- Let to The Secretary of State of Housing, Communities and Local Government
- Renewed 5 year lease until September 2030 (no breaks)
- Tenant in occupation for 18 years
- Substantial Court building of 820.80 sq m (8,834 sq ft)
- On site parking for approx. 15 cars
- Future redevelopment potential (subject to consents)

Lot

21

Auction

18th September 2025

Rent

£74,450 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north of Cardiff, 10 miles north west of Newport

Roads

A4048, A472, M4

Rail

Pengam Railway Station

Air

Cardiff Airport

Situation

The property is located in Blackwood, some 12 miles north of Cardiff. The property is situated on the north side of Hall Street, close to its roundabout junction with Cliff Road and some 100 metres from High Street as well as Blackwood Retail Park, with occupiers including B&M, Farmfoods, and Asda Superstore.

Tenure

Freehold.

EPC

As the property operates as a public building it has a valid Display Energy Certificate with a "C" rating.

Description

The property comprises a purpose built substantial and modern two storey 'L' shaped office building constructed around 2007 and currently operating as a Civil and Family Court. The property benefits from Central heating and some Air Conditioning and a passenger lift as well as a site area of 0.15 Ha (0.36 Acres) and 15 on-site car parking spaces.

There is includes a non-contiguous vacant strip of land included in the Freehold title being offered for sale.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Office Office	432.20 388.60	(4,652) (4,182)	THE SECRETARY OF STATE OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT t/a Blackwood Civil and Family Court.	5 years from 29/09/2025	£74,450
Total Approximate Commercial Floor Area		820.80	(8,834)			£74,450

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5650503000>).

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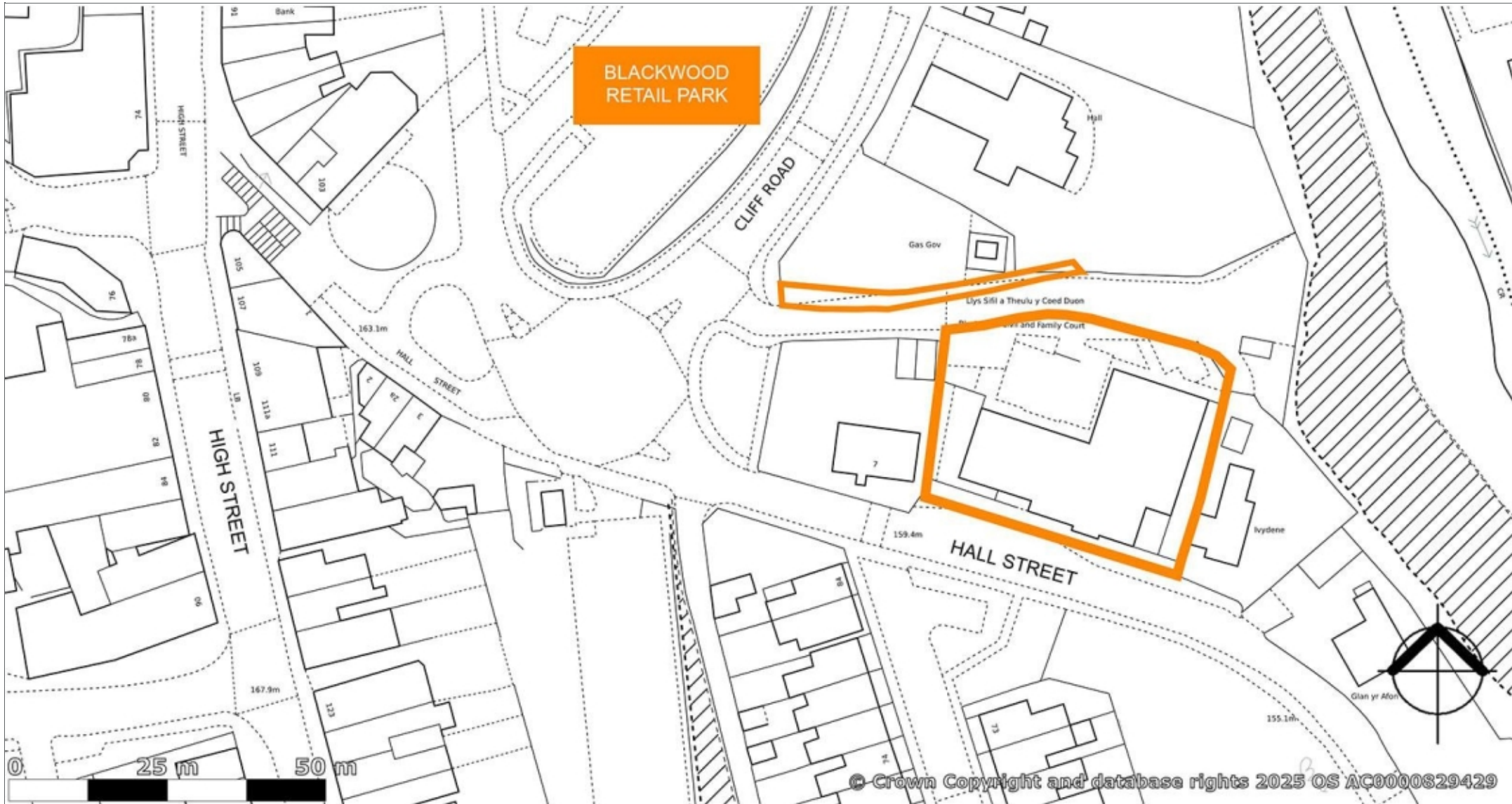
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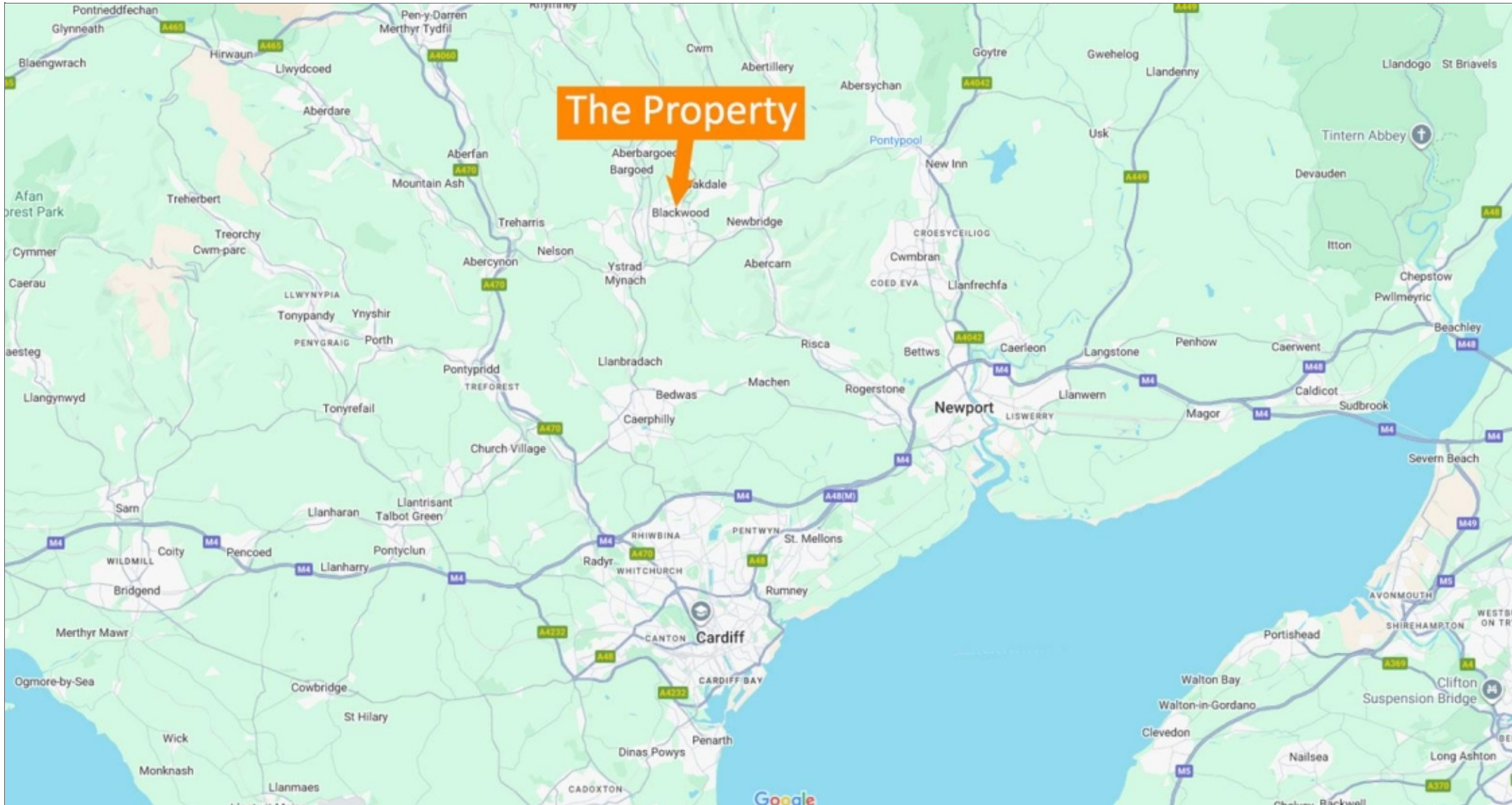
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2024