



**COMMERCIAL UNIT  
TO LET**

**Upper Level  
17/22 The Parade  
Cwmbran  
NP44 1PT**



**TO LET**



## LOCATION

The premises are situated on the upper level of The Parade and are clearly visible from the prime retail pitch of Gwent Square.

The location is shown on the attached Street Traders Plan.

## ACCOMMODATION

The property comprises the following approximate area:-

|     |         |            |
|-----|---------|------------|
| NIA | 308 sqm | 3,315 sqft |
|-----|---------|------------|

## LEASE

The premises are available by way of a new effectively full repairing and insuring lease by way of service charge, for a term to be agreed.

## RENT

On application.

## SERVICE CHARGE

The estimated service charge for the year ending 31<sup>st</sup> December 2019 is £19,164 plus VAT.

## RATES

|                         |            |
|-------------------------|------------|
| Rateable Value          | £18,000.00 |
| Rates Payable (2018/19) | £ 9,252.00 |

We recommend that interested parties make their own enquiries of the Local Authority (Tel: 01495 762200) to confirm the figures given above.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E103. A copy of the Energy Performance Certificate is available upon request.

## PLANNING

The premises are suitable for a variety of uses, subject to planning.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
Philip Gwyther • Tel: 029 2034 7122 • E-mail: [philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)  
Will Thomas – KLM • Tel: 0207 317 3100

"As a responsible landlord, M&G Real Estate has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy. Alternatively, the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from The Royal Institution of Chartered Surveyors, telephone 0207 334 3806. In accordance with the representations of the Code, M&G Real Estate is willing to consider alternative lease terms to those proposed in these particulars. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind that variations may affect the level of rent proposed".

E J Hales and the Vendor 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 E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

