



UPPER LEVEL

24 The Parade
Cwmbran
NP44 1PT



LOCATION

The premises are situated on the upper level of The Parade in the Centre of Cwmbran as shown on the attached Street Traders Plan.

DESCRIPTION

The property comprises a ground floor sales area with WC facilities.

The property has rear servicing.

ACCOMMODATION

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

Internal Width	5.23m	17ft 2in
Shop Depth	10.21m	33ft 6in
Ground Floor Sales	53.42m ²	575 sqft
Rear WC		

LEASE

The premises are available by way of a new 5 year effectively full repairing and insuring lease by way of a service charge.

RENT

On Application

SERVICE CHARGE

The estimated service charge for the year ending 31st December 2019 is £3,775 plus VAT.

RATES

From our enquiries we understand the property has been assessed for rates as follows:-

Rateable Value	£8,500
Rates Payable (2019/2020)	£4,352

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.

EPC

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

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

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 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.

