



SHOP UNIT TO LET

7 The Arcade
Cwmbran
NP44 1PQ

CLASS A2 PLANNING



LOCATION

The premises are situated on The Arcade, a short distance from the Mall where many multiple retailers are located including W H Smith, Treds, HMV, The Entertainer and Patisserie Valerie.

The location of the premises is shown on the attached Street Traders Plan.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation above.

ACCOMMODATION

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

Ground Floor Sales	37m ²	399 sqft
First Floor Storage	41m ²	443 sqft

LEASE

The premises are available on 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 ended 31st December 2019 is £5,907 plus VAT.

RATES

We understand that the property has been assessed for rates as follows:-

Rateable Value	£15,500
Rates Payable (2018/2019)	£ 7,967

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

EPC

The property has an EPC rating of E102. A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • E-mail: 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 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.

