

**UNIT 12  
GWENT SHOPPING CENTRE  
TREDEGAR  
NP22 3EJ**



### LOCATION:

Gwent Shopping Centre is located in the centre of Tredegar town centre and benefits from a district population of some 85,000 persons.

Notable tenants include Home Bargains, Original Factory Shop, Superdrug, Farmfoods and Tesco, amongst other national and local occupiers.

Adjacent to the shopping centre is a free car park providing 168 spaces along with the town centre bus station. In addition, Lidl occupy a store directly opposite the Commercial Street entrance to the shopping centre.

### DESCRIPTION:

The premises provides a ground floor retail unit with a raised sales area and office accommodation to the rear of the unit.

### LEASE TERMS:

This premises is available by way of a new full repairing and insuring lease, via a service charge, for a term to be agreed, at a quoting rent of £7,500 pax.

### ACCOMMODATION:

The premises provides the following approximate areas and dimensions:-

Gross Frontage	4.62 m	15 ft 02 ins
Net Frontage	3.97 m	13 ft 00 ins
Internal Width	3.88 m	12 ft 09 ins
Shop Depth	10.92 m	35 ft 10 ins
Ground Net Internal Area	84.26 sq.m	907 sq ft

### RATEABLE VALUE:

Our enquiries with the Local Rating Authority indicates that the premises has a rateable value of £5,700.

### RATEABLE VALUE:

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

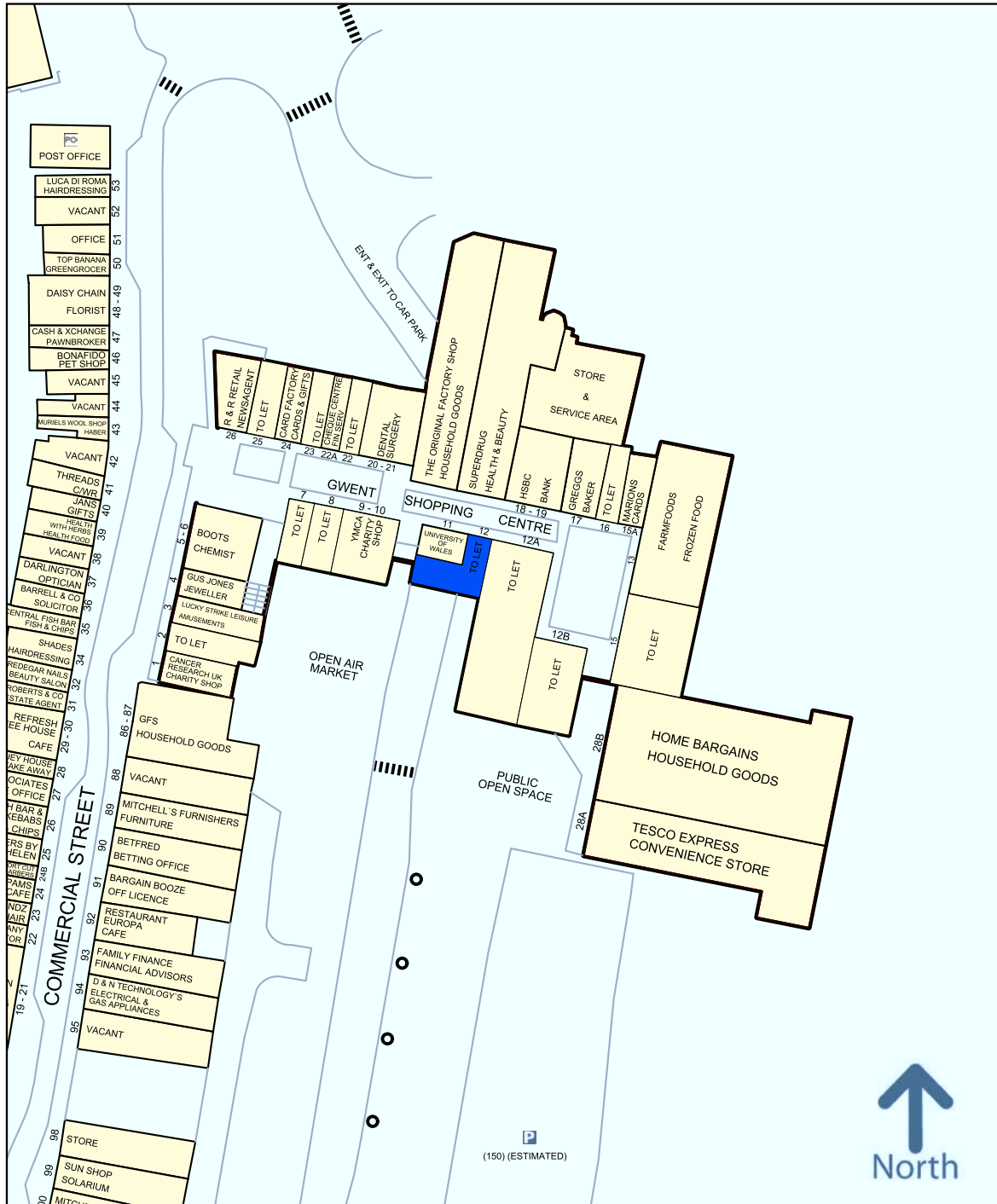
### VIEWING:

To be arranged via sole letting agents:-

Alex Kalebic  
alex.kalebic@coark.com  
029 2034 6353

Ben Davies  
ben.davies@coark.com  
029 2034 6311

REF: ANK/23019/U12 – July 2014



Experian Goad Plan Created: 15/07/2014  
Created By: Cooke Arkwright

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Ordnance Survey 100019885

# Energy Performance Certificate

Non-Domestic Building



12, Gwent Shopping Centre  
TREDEGAR  
NP22 3EJ

Certificate Reference Number:  
0990-4948-0324-5070-8050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 107 This is how energy efficient the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 93  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 158.77

## Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

75 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.