



SHOP TO LET

19 Caradoc Road  
Cwmbran  
NP44 1PP



## LOCATION

The property fronts Caradoc Road and forms part of Cwmbrian Town Centre, as shown on the attached street traders plan.

The premises are in close proximity to North Walk, where various multiple retailers are represented including McDonalds, Domino's Pizza, Subway, Shoe Zone and Poundland.

## ACCOMMODATION

The property comprises a ground floor shop unit with the following approximate dimensions and floor areas:-

Internal Width	5.79m	19ft 0in
Ground Floor Sales	75.3 sqm	811 sqft

## 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

£6,000 per annum, exclusive.

## SERVICE CHARGE

The estimated service charge for the year ended 31 December 2017 is £6,500 plus VAT.

## RATES

Rateable Value	£11,000
Rates Payable (2017/2018)	£ 5,489

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.

## PLANNING

We understand that the property has an existing planning consent for uses within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

We recommend that interested parties make their own enquiries to confirm the planning position.

## EPC

The property has an EPC Rating of E106. A copy of the EPC 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 joint letting agents, contact:  
**Philip Gwyther – EJ Hales • 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](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".

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