

EBBW VALE

UNIT 28, FESTIVAL PARK OUTLET SHOPPING & LEISURE, NP23 8FP

SHOP UNIT TO LET



Description

The 100,000 sq ft Festival Park Outlet Shopping & Leisure Centre is set in 75 acres of award winning parkland. The Centre comprises over 40 shop units and benefits from an annual footfall of 1.7 million per year and 863 free car parking spaces. Festival Park also provides the UK's longest Supertubing run; South Wales' largest free children's play castle "The Red Dragon's Adventure Castle"; the popular Ebbw Vale Owl Sanctuary; and Mary's Garden Centre.

The Centre is anchored by **M&S**, **Sports Direct** and **Gap** with other tenants including **Clarks**, **Dickies**, **Mountain Warehouse**, **Pavers**, **Holland & Barrett**, **Costa** and **Massarellas** amongst others.

The subject premises are located adjacent to **Clarks**.

Accommodation

The premises are arranged over ground floor only providing the following approximate floor area:-

Ground Floor 116.13 sq m (1,250 sq ft)

(All measurements have been calculated in imperial and converted to metric).

Tenure

The shop unit is available on a new effectively full repairing and insuring lease, which will include a service charge provision.

Base Rent & Turnover Rent

£25,000 or 10% of net annual turnover, whichever is the greater, exclusive of service charge, promotional costs, business rates and VAT

Service Charge

Service Charge is £10,235.45 for 2018, with promotional costs of £2 per sq ft or 2% of the net turnover

Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £22,750

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has a rating of 61 (C). A copy of the EPC is available upon request.

Viewing

Viewings should be made strictly by prior appointment through Nick McAllester of this office. Alternatively contact our joint agents CHD Property (Tel: 0207 734 2080).

Email: nm@metisrealestate.com

Code of Practice

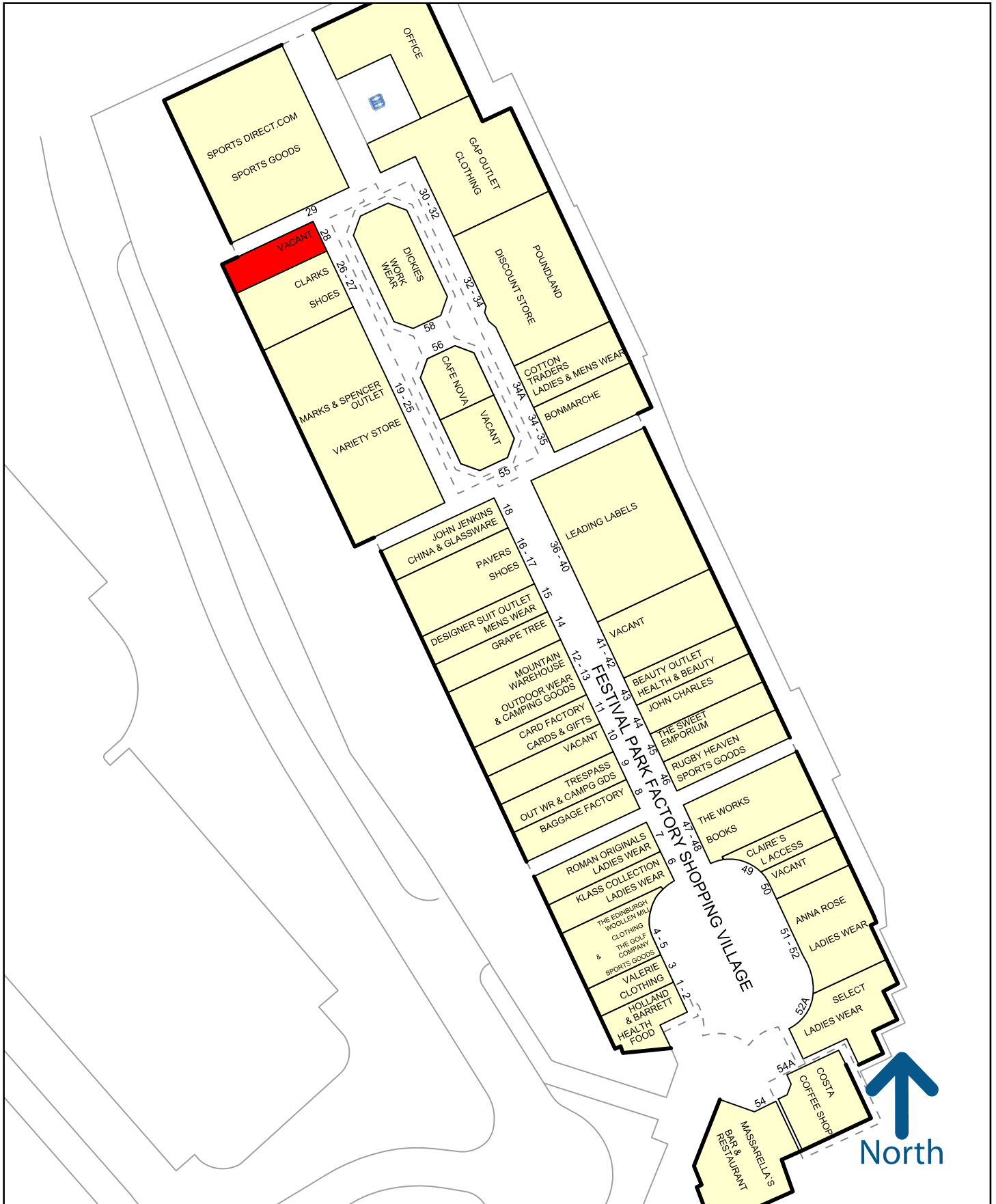
The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD. Tel: 0207 334 3795 or alternatively from the website: www.leasingbusinesspremises.co.uk

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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