

**UNIT 12A
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 additional accommodation at basement level which is capable of servicing from the communal servicing area beneath the shopping centre.

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 £30,000 pax.

ACCOMMODATION:

The premises provides the following approximate areas and dimensions:-

Gross Frontage	10.66 m	34 ft 12 ins
Net Frontage	11.64 m	38 ft 02 ins
Internal Width	10.54 m	34 ft 07 ins
Shop Depth	32.85 m	107 ft 09 ins
Ground Floor Sales	336.03 sq.m	3,617 sq ft
Basement Stores	108.51 sq.m	1,168 sq ft

RATEABLE VALUE:

Our enquiries with the Local Rating Authority indicates that the premises has a rateable value of £32,500.

RATEABLE VALUE:

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

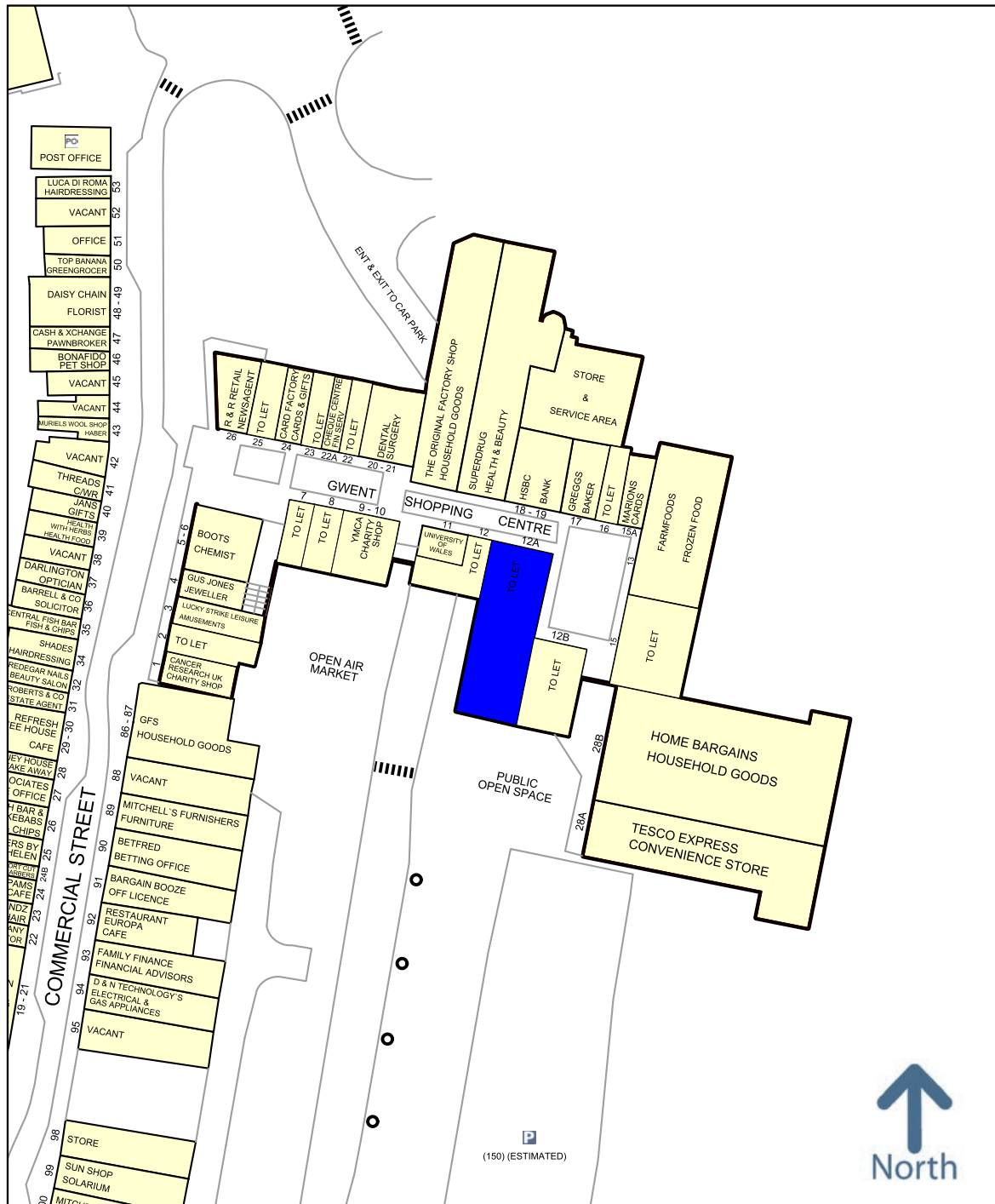
VIEWING:

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/U12A – July 2014



Experian Goad Plan Created: 15/07/2014

Created By: Cooke Arkwright

For more information on our products and services:

www.experian.co.uk/qoad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2014. © Crown copyright and database rights 2014.
Ordnance Survey 100019885