

Retail and Leisure



EBBW VALE - Unit 2 The Walk

PROMINENT RETAIL UNIT TO LET

LOCATION

The subject unit is located within The Walk, the main retailing development in the town centre which incorporates a 200 space car park which is one of the main car parks for the town centre. Other occupiers in the scheme include **Iceland**, **Principality Building Society**, **Argos** and **Poundstretcher**. The property can be more readily identified from the attached plan.

ACCOMMODATION/DESCRIPTION

The property comprises ground floor retail unit with first floor ancillary accommodation having the following approximate areas and dimensions:-

Internal Width	11.98 m	39' 4"
Shop Depth (max)	25.83 m	84' 9"
Ground Floor Sales	269.5 sq m	2,900 sq ft
First Floor Ancillary	94.54 m	1,018 sq ft

TERMS/RENT

The property is available by way of a new full repairing and insuring lease at a commencing rental of **£37,500 per annum exclusive**.

ASSESSMENTS

Verbal enquiries to Blaenau Gwent County Council confirm the property is assessed as follows:

Rateable Value-	£28,750
Rates Payable (18/19) -	£14,777.50

Interested parties are advised to make their own enquiries on 01495 355212.

SERVICE CHARGE

A service charge is payable to cover the landlord's apportioned running costs and insurance, further details available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B - 43. A copy of the certificate is available by request to the agents.

For more information, please contact:

James Lutton

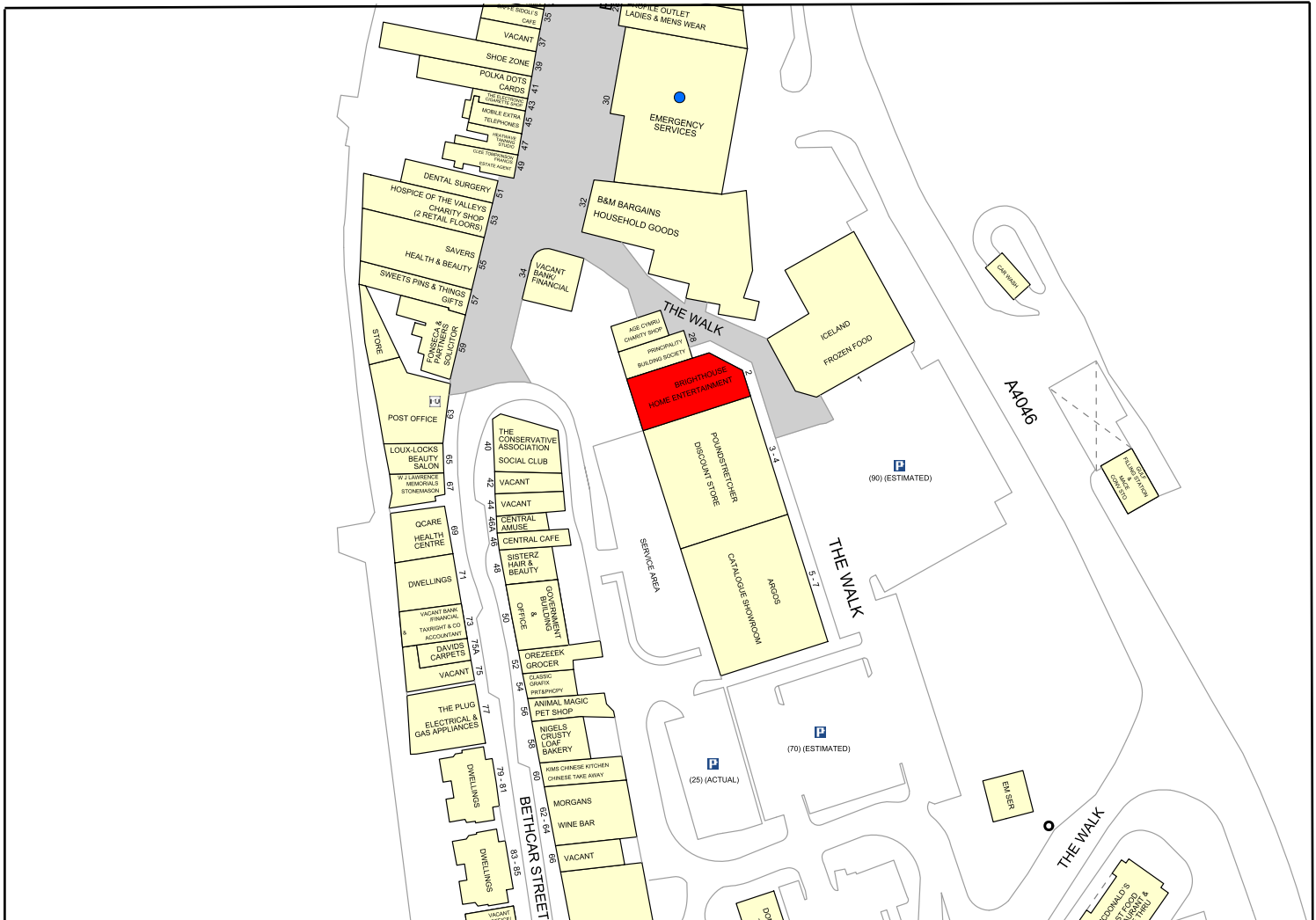
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LEGAL COSTS

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

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT

JLJW141102018

VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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