

**UNIT 12b  
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 £18,000 pax.

### ACCOMMODATION:

The premises provides the following approximate areas and dimensions:-

Gross Frontage	11.04 m	36 ft 03 ins
Net Frontage	10.40 m	34 ft 01 ins
Internal Width	10.86 m	35 ft 08 ins
Shop Depth	16.49 m	54 ft 01 ins
Ground Floor Sales	170.01 sq.m	1,830 sq ft
Basement Stores	87.79 sq.m	945 sq ft

### RATEABLE VALUE:

Our enquiries with the Local Rating Authority indicates that the premises has a rateable value of £28,750.

### RATEABLE VALUE:

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

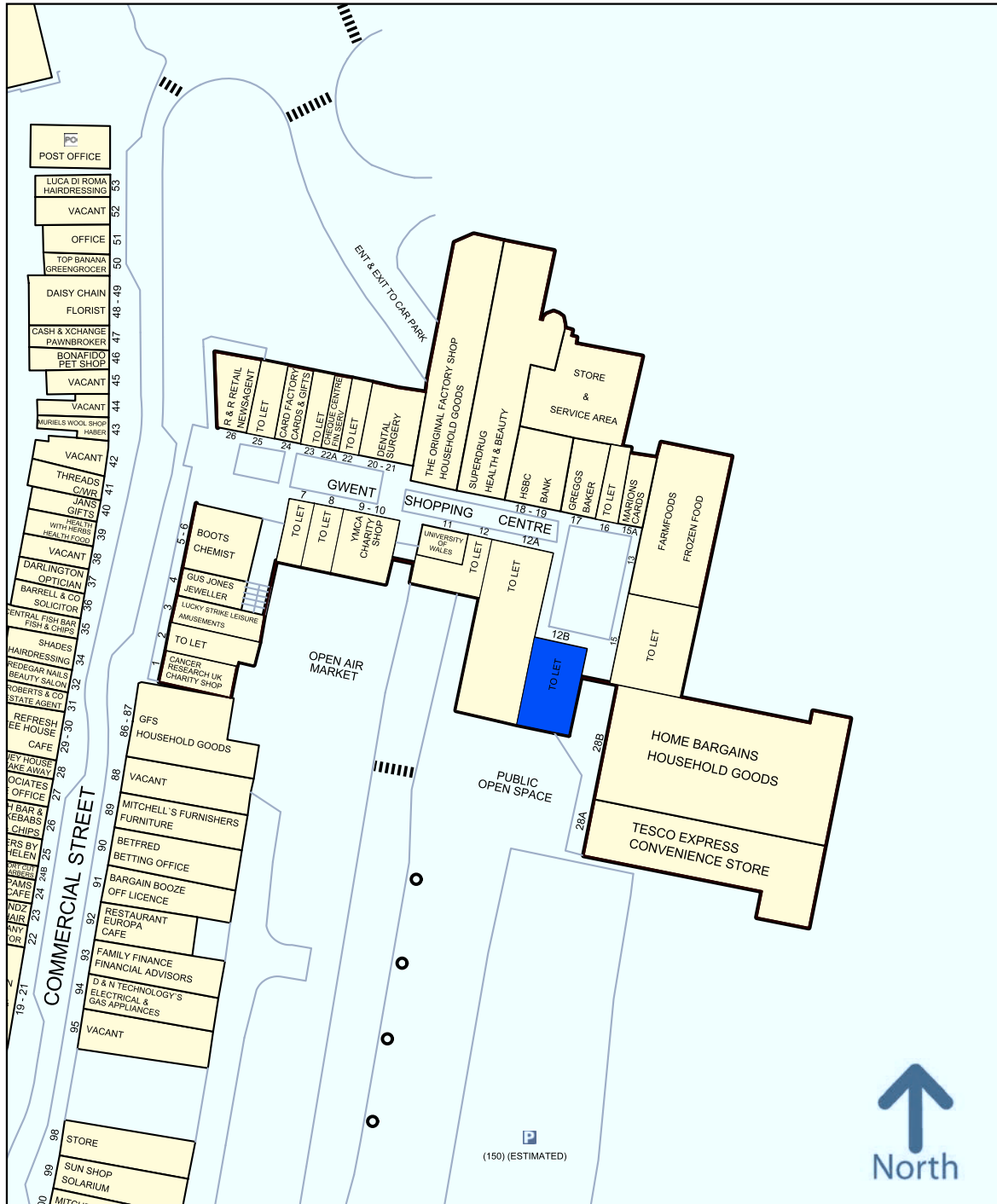
### VIEWING:

To be arranged via sole letting agents:-

Alex Kalebic [alex.kalebic@coark.com](mailto:alex.kalebic@coark.com)  
029 2034 6353

Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com)  
029 2034 6311

REF: ANK/23019/U12b – 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/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



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

# Energy Performance Certificate

Non-Domestic Building



Unit 12B  
Gwent Shopping Centre  
TREDEGAR  
NP22 3EJ

**Certificate Reference Number:**  
0795-9399-9330-7700-3403

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

◀ 102 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>): 290  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 188.08

## Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

94 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.

# Energy Performance Certificate

Non-Domestic Building



15 Gwent Shopping Centre  
TREDEGAR  
NP22 3EJ

Certificate Reference Number:  
0694-9496-2730-0900-8403

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

◀ 74 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 467

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 211.45

## Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

113 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.