



*PRIME SHOP TO LET*

10 The Parade  
Cwmbran  
NP44 1PT



## LOCATION

The premises occupy a prime location on The Parade as shown on the attached Street Traders Plan. Multiple retailers within close proximity include Primark, Clarks, Carphone Warehouse, Accessorize and House of Fraser.

## ACCOMMODATION

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

Internal Width	5.25m	17ft 3in
Shop Depth	15.24m	50ft 0in
Ground Floor Sales	82.96 sqm	893 sqft
Rear Storage	17.09 sqm	184 sqft

## LEASE

The premises are available by way of a new 10 year effectively full repairing and insuring lease by way of a service charge, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

£45,000 plus VAT per annum exclusive.

## SERVICE CHARGE

The estimated service charge for the year ended 31<sup>st</sup> December 2018 is £7,169 plus VAT.

## RATES

Rateable Value	£38,500.00
Rates Payable (2018/2019)	£19,789.00

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.

## EPC

The property has an EPC rating of D82. A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through the joint letting agents, contact:  
Philip Gwyther – EJ Hales • Tel: 029 2034 7122 • E-mail: [philip@ejhales.co.uk](mailto: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".

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

