



*PRIME SHOP TO LET
A2 PLANNING*

14 Bethcar Street
Ebbw Vale
NP23 6HQ



LOCATION

The property provides a prime trading location on Bethcar Street in the Centre of Ebbw Vale.

Multiple retailers in close proximity include Thomson Travel, Card Factory, Barclays Bank, and Shoe Zone.

DESCRIPTION & ACCOMMODATION

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

Internal Width	13ft 9in	4.2m
Shop Depth	52ft 10in	16.1m
Ground Floor Sales	748 sqft	69.5m ²
Ground Floor Office	74 sqft	6.9m ²
Ground Floor Kitchen	54 sqft	5.0m ²

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

£10,000 per annum exclusive.

RATES

Rateable Value	£8,000
Rates Payable (2018/19)	£4,112

Interested parties are advised to verify the above figures of the Local Authority.

PLANNING

We understand that the property has the benefit of a Class A2 planning consent.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk

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