

SHOP UNIT TO LET A2 PLANNING CONSENT

9 NORTH WALK CWMBRAN NP44 1PR

Location

The property is situated on North Walk in the centre of Cwmbran as shown on the attached Street Traders Plan.

The premises are adjacent to Poundland and in close proximity to CEX, Subway, McDonalds, Shoe Zone and Home Bargains.

Description

The property comprises a ground floor shop unit with ancillary accommodation at first floor level.

Accommodation

Internal Width	5.84m	19ft 2in
Shop Depth	34.59m	113ft 6in
Ground Floor Sales	188m ²	2,019 sqft
First Floor Staff/Storage	39m ²	425sqft

Lease

The premises are available on 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 5th year.

Rent

£46,000 per annum exclusive

Service Charge

The estimated service charge for the year end 31st December 2015 is £11,264 plus VAT.

Rates

Our inspection of the rating lists shows the following assessment for the subject property:-



Rateable Value:	£38,000.00
Rates Payable (2015/2016)	£18,316.00

We recommend that interested parties make their own enquiries of the Local Authority (Tel: 01495 762200) to confirm the figures given above.

Legal Costs

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

Planning

We understand that the property has an existing planning consent for uses within Class A2 of the Town & Country Planning (Use Classes) Order 1987 and is therefore suitable for uses within Class A1 & Class A2.

We recommend that interested parties make their own enquiries to confirm the planning position.

Energy Performance Certificate

The EPC for this property can be made available upon request.

Viewing

Strictly by appointment with Philip Gwyther at this office.

Tel: 029 2034 7122

e-mail: philip@ejhales.co.uk

or our joint agent

Will Thomas – KLM

Tel: 0207 317 3700

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 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".

