



SHOP UNIT TO LET

2 The Arcade
Cwmbran
NP44 1PQ



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The premises are situated on The Arcade, a short distance from The Mall where many multiple retailers are trading including Trespass, Patisserie Valerie, WH Smith, TReds, HMV and F Hinds.

The property occupies a corner location with return frontage.

The location of the premises is shown on the attached Street Traders Plan.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation in the basement.

ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:-

Internal Width	4.6m	15ft 0in
Shop Depth	7.7m	25ft 2in
Ground Floor Sales	30.8 sqm	332 sqft
Remote Basement Store	13.0 sqm	140 sqft

LEASE

The premises are available on a new 5 year effectively full repairing and insuring lease by way of a service charge.

RENT

On application.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2019 is £3,224 plus VAT.

RATES

We understand that the property has been assessed for rates as follows:-

Rateable Value	£11,500
Rates Payable (2018/2019)	£ 5,911

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

EPC

The property has an EPC rating of E124. A copy of the Energy Performance Certificate is available on request.

TIMING

The premises are available from 25 April 2019.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

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
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 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".

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