

ROADSIDE RETAIL UNIT

AVONDALE ROAD CWMBRAN

Location

Cwmbran is within Torfaen Borough Council, which has a resident population of 91,000. The town is well located to benefit from the significant catchment from the valley towns to the north that pass the town centre to access the M4 motorway to its south. With this accessibility the town benefits from a population of 220,000 within a 15 minute drive time.

The subject property is located on Avondale Road, one of the busier arterial routes, opposite the Esporta Health & Fitness Club. A location plan is attached.

Accommodation

The existing building provides a gross retail area of approximately 7,000 sqft with 2,600 sqft office accommodation at first floor.

To the rear of the site there is an additional stand alone store, which is also available to let if required.

Terms

Our clients are seeking to let the premises on a new full repairing and insuring lease for a minimum term of 15 years, incorporating 5 yearly upward only rent reviews.

Rental

£59,500 per annum for the whole as existing, or £8.75 per sqft



Future Development

In addition to seeking to let the property as currently configured, our clients are also considering the demolition and rebuild of the accommodation and a comprehensive refurbishment which will allow for sub-division.

Rates

We have obtained the following information from the Valuation Office Web Site.

Rateable Value	-	£36,500
Rates Payable	-	£15,914

If re-developed or refurbished the rateable value would be re-assessed.

Viewing

To view the property please contact the sole letting agents, E J Hales.

Contact:-

Phillip V Morris
Tel 029 2034 7104
e-mail pvm@ejhales.co.uk

or

Owen Cahill
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