

SHOP UNIT TO LET

30/32 THE MALL CWMBRAN

Location

The property occupies a prominent location on The Mall adjacent to Ethel Austin and in close proximity to W H Smith, Mothercare, HMV, Claire's Accessories and Peacocks.

Accommodation

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

Internal Width	47ft 4in	14.43m
Shop Depth	104ft 2in	31.75m
Ground Floor Sales	3,854 sq.ft	358.05m ²
Ground Floor Stock	679 sq.ft	63.08m ²

Lease

The premises are available by way of new 15 year full repairing and insuring lease by way of a service charge subject to 5 yearly upward only rent reviews.

Rent

£117,500 per annum exclusive

Rates

Rateable Value	£69,000.00
Rates Payable (2009/2010)	£33,741.00

Service Charge

The estimated service charge for the year ended 31st December 2009 is £16,776 plus VAT.

Legal Costs

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

Viewing

Strictly by appointment with Philip Gwyther at this office.

Tel: 029 2034 7122

e-mail: philip@ejhales.co.uk

or our joint agents

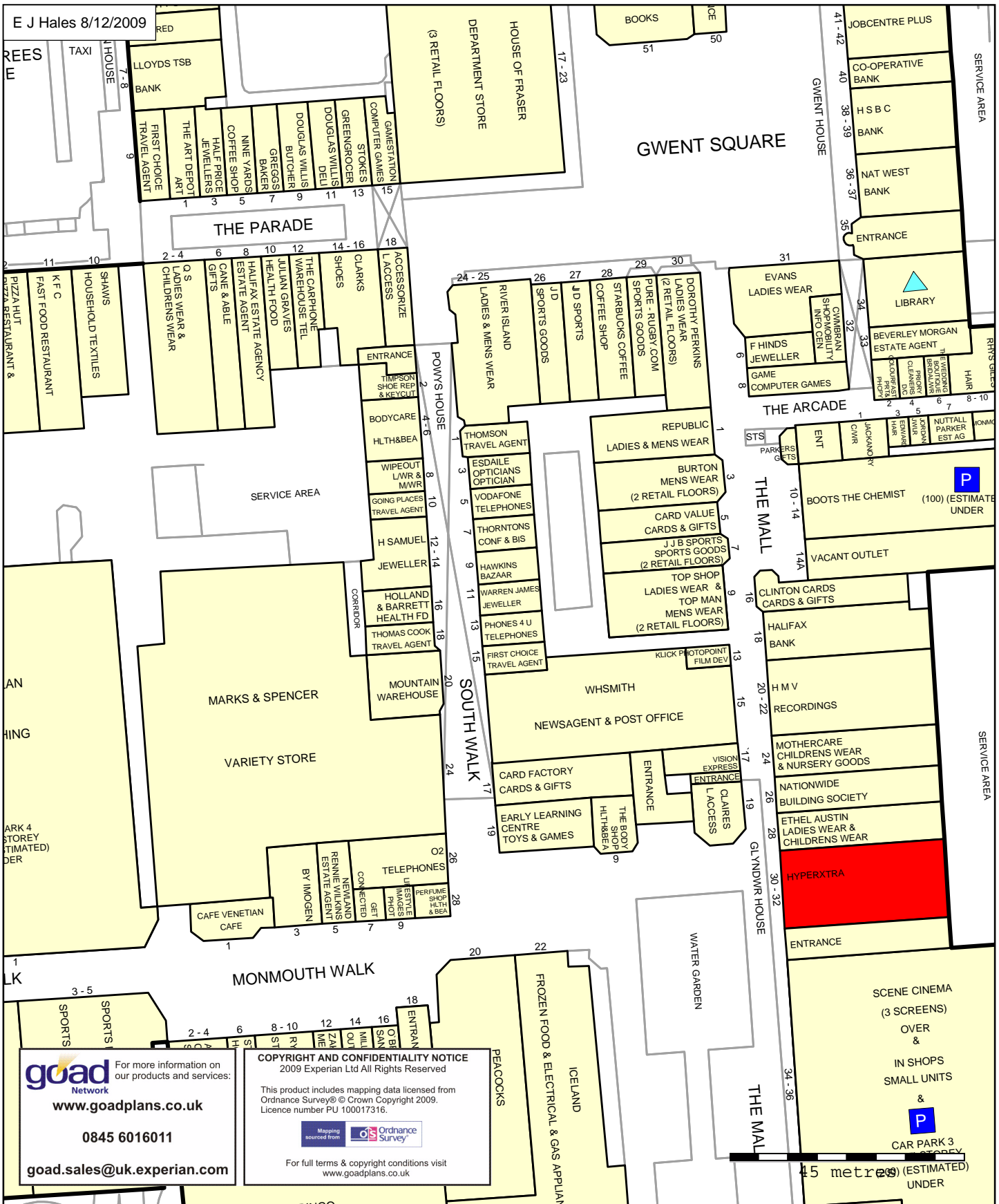
Jones Lang LaSalle

0207 493 6040

As a responsible landlord, Prudential 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, Prudential 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 8/12/2009




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45 metres (ESTIMATED) UNDER