

PRIME RETAIL UNIT TO LET

38 COMMERCIAL STREET
ABERDARE



Location

Aberdare is located approximately 24 miles north of Cardiff via the A470. The retail unit occupies a good trading position on Commercial Street.

Nearby national occupiers include Dorothy Perkins, Co-op Bank, Holland & Barrett, Shoe Zone, Boots and Iceland.

Description

The property has recently been refurbished and comprises a large ground floor unit. First floor storage can be made available if required.

Accommodation

The property has the following approximate areas and dimensions:-

Internal Width	13ft 6in	4.12m
Shop Depth	56ft 6in	17.22m
Ground Floor Sales	795 sqft	73.86m ²
First Floor Store (if required)	318 sqft	29.54m ²

Lease

The unit is offered by way of a new full repairing and insuring lease for a term to be agreed and incorporating upward only rent reviews on a 5 yearly basis.

Rent

£16,000 per annum exclusive.

Rates

To be assessed following refurbishment.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

All figures quoted are strictly exclusive of VAT, where applicable.

Viewing

Strictly by appointment through the sole letting agents, E J Hales contact:-

Matthew Cocks – Tel: 029 2034 7134
e-mail: mattc@ejhales.co.uk

Owen Cahill – Tel: 029 2034 7111
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