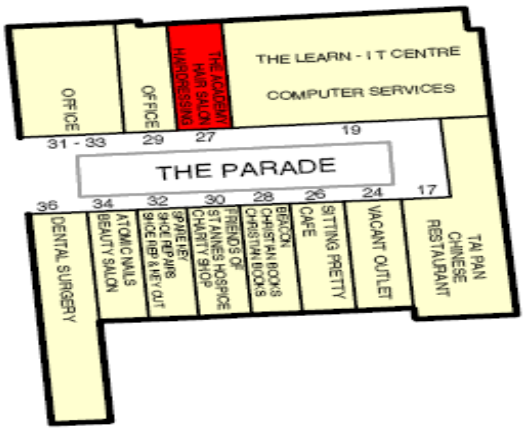
SHOP UNIT
TO LET

UPPER LEVEL
27 THE PARADE
CWMBRAN



Location
The premises are situated on the Upper Level of The Parade, as shown on the plan.

Description
The property comprises a ground floor sales area with WC facilities.

The property has rear servicing.

Accommodation
The approximate dimensions and floor areas are as follows:-

Internal Width	5.23m	17ft 2in
Shop Depth	11.78m	38ft 8in
Ground Floor Sales	56.86m²	612 sqft
Rear WC		

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

Rent
£10,500 per annum exclusive

Service Charge
The estimated service charge for the year ended 31st December 2010 is £2,264 plus VAT.

Rates
From our enquiries we understand that the property has been assessed for rates as follows:-

Rateable Value	£8,700.00
Rates Payable (2010/2011)	£3,558.30

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.

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 – Tel: 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 and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.