



*PRIME SHOP UNIT
TO LET*

10 South Walk
Cwmbran
NP44 1PU



LOCATION

The premises occupy an absolute prime location on South Walk in the centre of Cwmbran as shown on the attached Street Traders Plan.

Multiple retailers on South Walk include Marks & Spencer, WH Smith, Card Factory, Costa Coffee, H Samuel and Three Store.

ACCOMMODATION

The property comprises a ground floor shop unit with ancillary accommodation at first floor level.

The unit comprises the following approximate areas and dimensions:-

Internal Width	5.8m	19ft 0in
Ground Floor Sales	63.0 sqm	678 sqft
First Floor Ancillary	52.0 sqm	564 sqft

LEASE

The premises are available by way of a new 10 year effectively full repairing and insuring lease by way of a service charge, subject to an upward only rent review at the end of the 5th year.

RENT

£50,000 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2018 is £7,139 plus VAT.

RATES

Rateable Value:	£38,500.00
Rates Payable (2018/2019)	£19,789.00

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

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

The property has an EPC rating of D82. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the joint letting agents, contact:
Philip Gwyther – EJ Hales • 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".

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.

