



PRIME SHOP UNIT
TO LET

UNIT 5
CIBI WALK
ABERGAVENNY
NP7 5AJ



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is situated within the Cibi Walk Shopping Centre in the heart of Abergavenny.

Multiple retailers within close proximity include Poundland, WH Smith, Roman Originals, Superdrug, Peacocks, Iceland and Wilko.

The location is shown on the attached street traders plan.

DESCRIPTION

The property comprises a ground floor shop unit with ancillary accommodation on the first floor.

ACCOMMODATION

Internal Width	5.69 m	18ft 8in
Shop Depth	17.22 m	56ft 5in
Ground Floor Sales	93.36 m ²	1,005 sqft
First Floor Ancillary	58.06 m ²	625 sqft

LEASE

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

RENT

£27,500 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ending 31st March 2022 is £7,971 plus VAT.

RATES

Our inspection of the rating list shows the following assessment for the subject property.

Rateable Value	£28,000
Rates Payable (2021/2022)	£14,980

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief - (Tel: 01633 644644).

EPC

The property has an EPC rating of D:78. A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

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

Philip Gwyther • Tel: **07775 910994** • E-mail: philip@ejhales.co.uk

To view the full brochure on the Cibi Walk Shopping Centre please click on the following link:-

<http://www.ejhales.co.uk/documents/abergavenny/cibi-walk-2018-brochure-7722.pdf>

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.

