



COMMERCIAL UNIT
TO LET

Upper Level
17/22 The Parade
Cwmbran
NP44 1PT



TO LET



LOCATION

The premises are situated on the upper level of The Parade and are clearly visible from the prime retail pitch of Gwent Square.

The location is shown on the attached Street Traders Plan.

ACCOMMODATION

The property comprises the following approximate area:-

NIA	308 sqm	3,315 sqft
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LEASE

The premises are available by way of a new effectively full repairing and insuring lease by way of service charge, for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The estimated service charge for the year ending 31st December 2021 is £18,430 plus VAT.

RATES

Rateable Value	£18,000
Rates Payable (2021/2022)	£ 9,630

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.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E103. A copy of the Energy Performance Certificate is available upon request.

PLANNING

The premises are suitable for a variety of uses, subject to planning.

LEGAL COSTS

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

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: 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.

