



PRIME SHOP TO LET

30 GWENT SQUARE
CWMBRAN
NP44 1PS

PROMINENT CORNER LOCATION
FRONTING GWENT SQUARE



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prominent corner location fronting Gwent Square at the junction with The Mall.

Multiple retailers and catering operators in close proximity include Jack & Jones, River Island, JD Sports, F Hinds Jewellers, Frasers, Boswells and Starbucks.

The location is shown on the attached Street Traders Plan.

DESCRIPTION AND ACCOMMODATION

The property comprises a ground floor sales area with ancillary accommodation at first floor level. There is glazed return frontage to The Mall.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	7.85m	25ft 9in
Shop Depth	26.62m	87ft 4in
Ground Floor Sales	196.7m ²	2,118sqft
First Floor Ancillary	308.9m ²	3,325sqft

LEASE TERMS

The premises are available on 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

Rent on application.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2021 is £33,030 plus

VAT.

RATES

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

Rateable Value	£83,500.00
Rates Payable (2021/2022)	£44,672.25

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.

EPC

The property has an EPC rating of D100.

The Energy Performance Certificate for the property is available upon request.

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, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

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.

