



PRIME SHOP TO LET

7 THE MALL
CWMBRAN
NP44 1PX



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prime trading location on The Mall in the Centre of Cwmbran, as shown on the attached Street Traders Plan.

Multiple retailers represented on the Mall include W H Smith, Roman Originals, Menkind, Boots the Chemist, HMV, Clinton Cards and Trespass.

ACCOMMODATION

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

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

Internal Width	5.8m	19ft 0in
Ground Floor Sales	130 sqm	1,400 sqft
First Floor Storage	121 sqm	1,300 sqft

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

£37,500 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2021 is £18,931 plus VAT.

RATES

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

Rateable Value	£47,250.00
Rates Payable (2021/2022)	£25,278,75

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

An Energy Performance Certificate for the property is available upon request. The property has an EPC rating of C :68.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

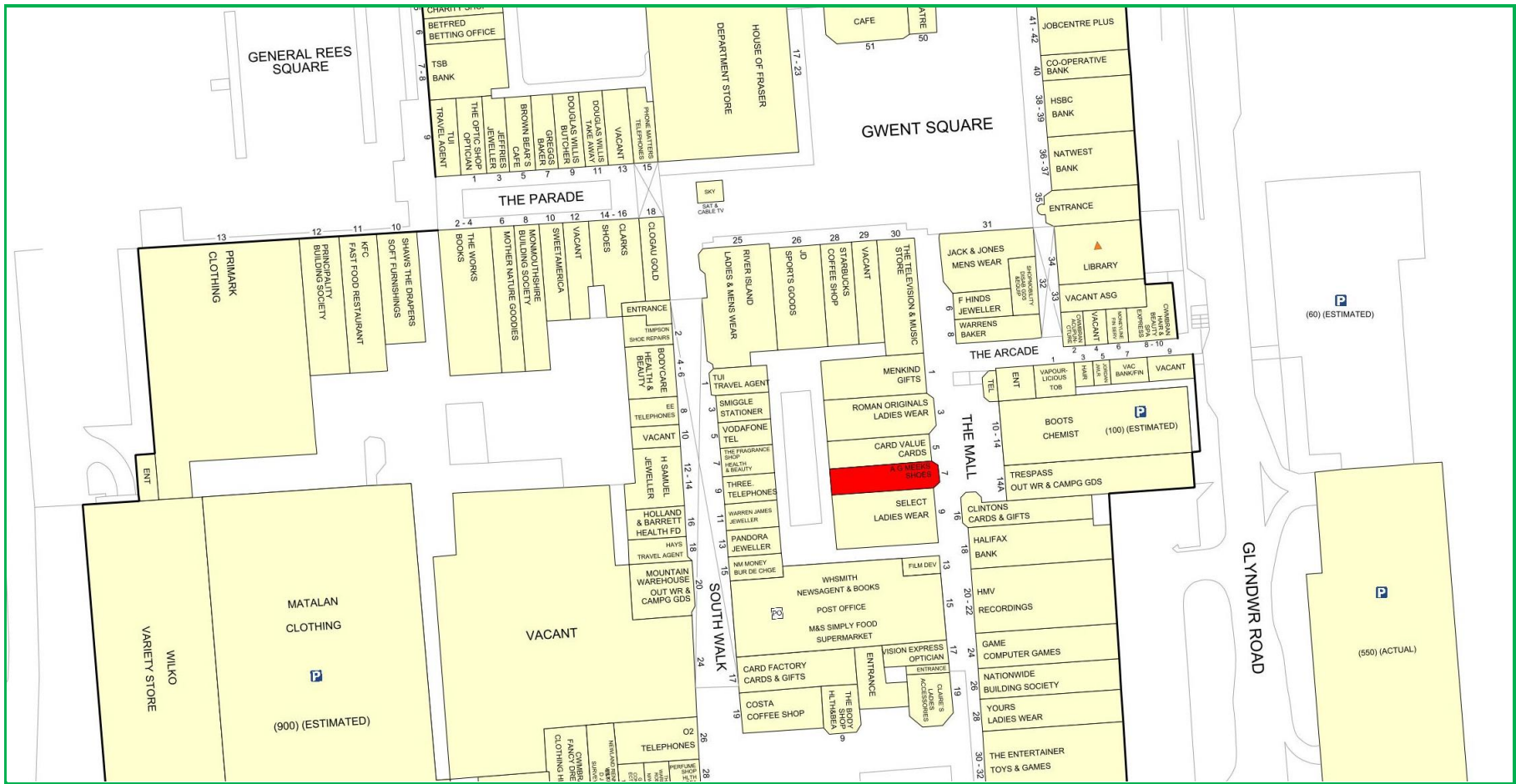
As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the joint letting agents, contact:
Philip Gwyther – E J Hales • Tel: 07775 910994 • 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.commercialleascodeew.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.



GENERAL REES SQUARE

GWENT SQUARE

THE PARADE

THE ARCADE

THE MALL

SOUTH WALK

GLYNDWR ROAD

PRIMARK CLOTHING

WILKO VARIETY STORE

MATALAN CLOTHING

(900) (ESTIMATED)

VACANT

HOUSE OF FRASER DEPARTMENT STORE

JACK & JONES MENS WEAR

LIBRARY

BOOTS CHEMIST

(100) (ESTIMATED)

ROMAN ORIGINALS LADIES WEAR

SELECT LADIES WEAR

M&S SIMPLY FOOD SUPERMARKET

CLINTONS CARDS & GIFTS

NATIONWIDE BUILDING SOCIETY

THE ENTERTAINER TOYS & GAMES

(60) (ESTIMATED)

(550) (ACTUAL)

ENTRANCE

A GENTS SHOES

ENTRANCE

TELEPHONES

NEW AND REPAIR

HERIQUA

HERIQUA

HERIQUA

PHONE WALTERS

VACANT

CLODAU GOLD

BOBBYCARE HEALTH & BEAUTY

VACANT

HOLLAND & BARRETT HEALTH FD JEWELLER

MOUNTAIN WAREHOUSE OUT WR & CAMPG GDS

NEW AND REPAIR

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