



PRIME SHOP TO LET

7 THE MALL  
CWMBRAN  
NP44 1PX



029 2037 8844 • [www.ejhales.co.uk](http://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.

## ACOMMODATION

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 5<sup>th</sup> year.

## RENT

£37,500 plus VAT per annum exclusive.

## SERVICE CHARGE

The estimated service charge for the year ended 31<sup>st</sup> 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 (2022/2023)	£25,278,75

Due to Covid-19, all retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the financial year 2022/23. This will be capped at £110,000 per business across Wales.

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.

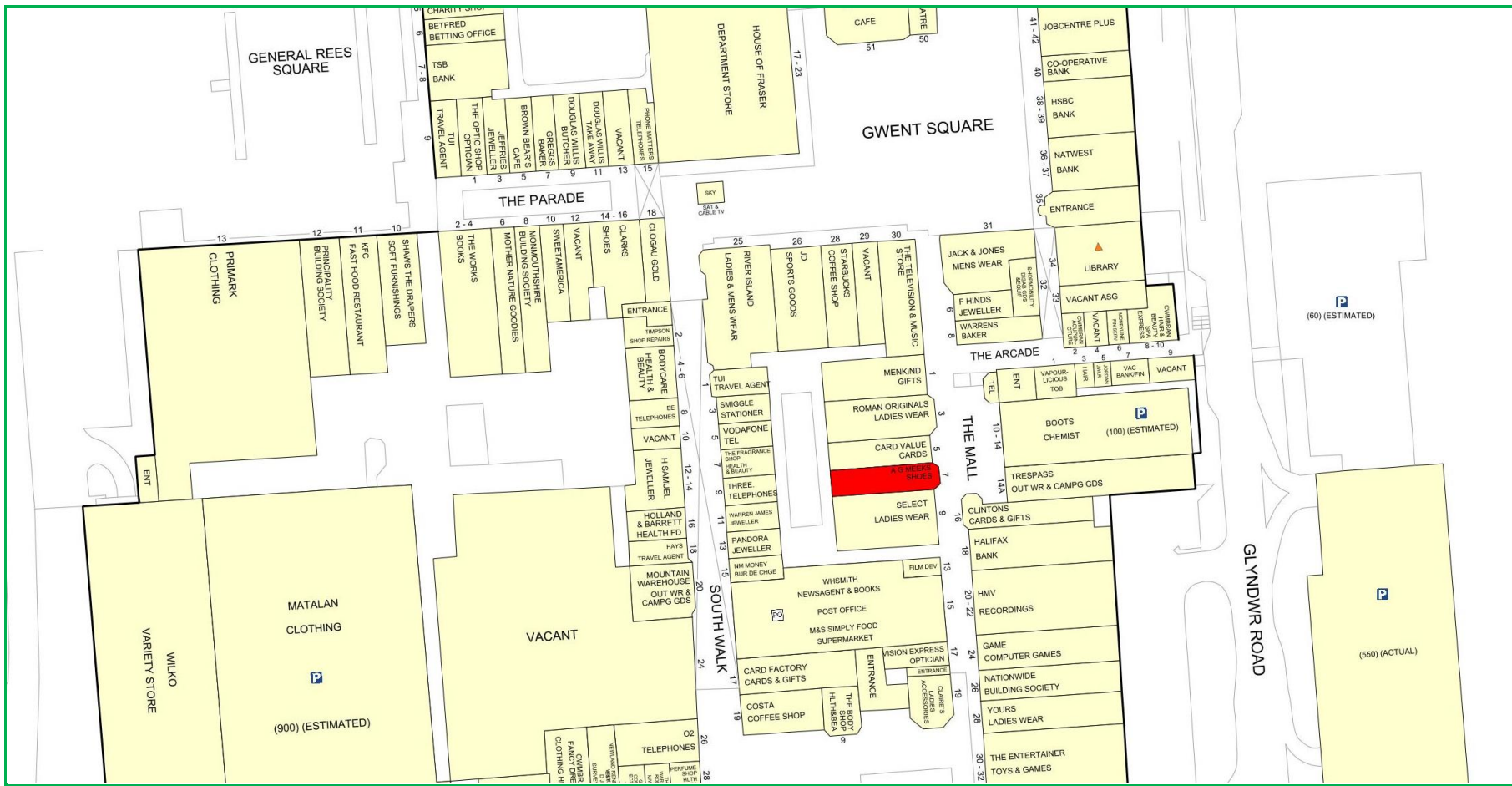
## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, 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: 07775 910994 • E-mail: philip@ejhales.co.uk**  
**Will Thomas – KLM • Tel: 0207 317 3100**

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

MATALAN CLOTHING

WILKO VARIETY STORE

VACANT

ROMAN ORIGINALS LADIES WEAR

CARD VALUE CARDS

SELECT LADIES WEAR

BOOTS CHEMIST

CLINTONS CARDS & GIFTS

HALFAX BANK

HMV RECORDINGS

GAME COMPUTER GAMES

NATIONWIDE BUILDING SOCIETY

YOURS LADIES WEAR

THE ENTERTAINER TOYS & GAMES

(60) (ESTIMATED)

(100) (ESTIMATED)

(550) (ACTUAL)

THE TELEVISION & MUSIC STORE

JACK & JONES MENS WEAR

F HINDS JEWELLER

WARRENS BAKER

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

ENTRANCE

IMPERSON SHOE REPAIR

BOBOYCARE HEALTH & BEAUTY

EE TELEPHONES

VACANT

H SAMUEL JEWELLER

HOLLAND & BARRETT HEALTH FD

MAYS TRAVEL AGENT

MOUNTAIN WAREHOUSE OUT WR & CAMPG GDS

WHSMITH NEWSAGENT & BOOKS

POST OFFICE

M&S SIMPLY FOOD SUPERMARKET

CARD FACTORY CARDS & GIFTS

COSTA COFFEE SHOP

TELEPHONES

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

NEWLANDS NEWSAGENT

CHARITY OFFICE

BETFRED BETTING OFFICE

TSB BANK

THE OPTIC SHOP OPTICIAN

TUI TRAVEL AGENT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

VACANT

HOUSE OF FRASER DEPARTMENT STORE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE

CAFE