



SHOP UNIT TO LET

8/10 Monmouth Walk
Cwmbran
NP44 1PE



LOCATION

The property is situated on Monmouth Walk in the Centre of Cwmbran Town Centre as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Greggs, Argos, Sports Direct, Iceland, Matalan and Peacocks.

ACCOMMODATION

The property comprises a double fronted prominent shop unit providing ground floor sales with ancillary accommodation at first floor level.

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

Internal Width	10.7m	35ft 3in
Shop Depth	17.8m	53ft 5in
Ground Floor Sales	192.7 m ²	2,075 sqft
First Floor Ancillary	176.5m ²	1,900 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

£45,000 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ending 31st December 2021 is £21,376 plus VAT.

RATES

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

Rateable Value	£53,500.00
Rates Payable (2021/2022)	£28,622.50

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 E109. The Energy Performance Certificate for the property is available upon request.

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: 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.

