



PRIME SHOP TO LET

9 The Mall
Cwmbran
NP44 1PX



LOCATION

The property occupies a prime trading location on The Mall in Cwmbarn Town Centre as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Jack & Jones, Roman Originals, Boots the Chemist, W H Smith, HMV and Patisserie Valerie.

ACCOMMODATION

The property comprises a ground floor shop unit, with further sales and ancillary accommodation at first floor level.

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

Internal Width	38ft 7in	11.7m
Shop Depth	67ft 4in	20.5m
Ground Floor Sales	2,520sqft	234m ²
Ground Floor Store	162 sqft	15m ²
Ground Floor Office	53 sqft	5m ²
First Floor Sales	1,898 sqft	176m ²
First Floor Storage	385 sqft	36m ²
First Floor office	119 sqft	11m ²

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

Upon Application.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2021 is £30,361 plus VAT.

RATES

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

Rateable Value	£96,500.00
Rates Payable (2021/2022)	£51,627.50

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

An Energy Performance Certificate for the property is available upon request. The property has an EPC rating of D80.

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, 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.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.

