



LARGE PROMINENT ROADSIDE  
RETAIL UNIT

UNIT 9  
389/431 MALPAS ROAD  
NEWPORT  
NP20 6WB



TO LET

## LOCATION

This purpose built shopping parade is located approximately 1 mile north of the M4, accessed directly from the north bound A4042 with Cwmbran being approximately 4 miles to the north and Newport City Centre being approximately 2 miles to the south.

The immediate area is densely populated and occupiers also on the shopping parade include Tesco Express, Subway, Greggs, Ladbrokes and Domino's.

## DESCRIPTION & ACCOMMODATION

The property comprises large ground floor sales lock up shop with 67 shared car parking spaces on site.

The property provides the following approximate area:-

Ground Floor Sales	3,771 sqft	350.33 sqm
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## LEASE TERMS

Subject to vacant possession, the unit is available on the basis of a new lease with terms to be agreed with 5 yearly upward only rent reviews.

## RENT

On Application.

## SERVICE CHARGE

A service charge is applicable. Details available upon request.

## PLANNING

We understand the unit benefits from A1 use, however other uses will be considered, subject to the tenant obtaining all necessary planning consents.

## RATES

We are advised that the property has been assessed as follows for rating purposes:-

Rateable Value	£55,500
Rates Payable (2021/22)	£29,193

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

VAT will be payable on the rent.

## EPC

The property has an EPC rating of C:66. A copy of the Energy Performance Certificate is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred 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:

Owen Cahill – EJ Hales • Tel: 029 2034 7111 • Email: owen@ejhales.co.uk

Ben Davies – Cooke & Arkwright • Tel: 029 2034 6311 • Email: ben.davies@coark.com

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.

