

**ejhales** 

**TO LET**

**A1 SHOP**

**UNIT U1  
CENTRAL AVENUE MALL  
SPYTTY ROAD  
NEWPORT  
NP19 4TX**



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

28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The City of Newport is located on the banks of the River Usk, approximately 31 miles west of Bristol and approximately 12 miles east of Cardiff. Newport has an urban population of over 139,000 and over 273,000 within a 30 minute drive of the site.

The scheme itself is located approximately 4 miles south-east of the town centre (A455) which forms part of the southern ring road link with the M4, Junction 24, approximately 1 mile away.

## DESCRIPTION

The unit forms part of an atrium within the 140,000 sqft Tesco Extra Food Store.

The unit is adjacent to Firestorm Games with other occupiers in the immediate vicinity to include Greggs, Subway and Card Factory.

## ACCOMMODATION

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

Ground Floor Sales	358.33 sqm	3,857 sqft
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## LEASE TERMS

The property is available by way of a lease with terms to be agreed.

## RENT

On application.

## SERVICE CHARGE

£1 per sqft with annual increases linked to RPI thereafter.

## RATES

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

Rateable Value	£21,000
Rates Payable (2021/22)	£11,235

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.

## EPC

A copy of the Energy Performance Certificate for the premises is available upon request.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## 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:  
Owen Cahill • Tel: 029 2034 7111 • E-mail: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

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.