



PRIME SHOP TO LET

24 THE MALL
CWMBRAN
NP44 1PX



TO LET

LOCATION

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

Multiple retailers in close proximity include, Boots the Chemist, HMV, The Entertainer, WH Smith, Trespass, Vision Express and Yours Clothing.

ACCOMMODATION

The accommodation is arranged over two levels, the ground floor providing a sales area with ancillary accommodation at first floor level.

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

Internal Width	7.2m	23ft 6in
Shop Depth	31.75 m	104ft 1in
Ground Floor Sales	178.5 sqm	1,921 sqft
First Floor Ancillary	142.30 sqm	1,531 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

£47,500 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ended 31st December 2024 is £23,501 plus VAT.

RATES

Our inspection of the rating list shows that the property has been assessed as follows:-

Rateable Value	£37,500
Rates Payable (2024/25)	£21,075

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. 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

The property has an EPC rating of D:82.

An 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, 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
Mark Crookes – McMullen Real Estate • Tel: 0208 3058 0202
Peter Barker – McMullen Real Estate • Tel: 020 3019 8951

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.

