



**CONCESSION SPACE
TO LET**

**ASDA
RIVERSIDE RETAIL PARK
ABERDARE
CF44 0AH**

473 SQFT – 43.8 M²



TO LET

LOCATION

The Riverside Retail Park is a well established development on the south side of the town. It is anchored by the Asda Store, but also has a variety of other occupiers including Brewers Fayre, Premier Inn, KFC drive thru', Costa Coffee, Farmfoods , Domino's Pizza and Halfords.

Being accessed off a roundabout on the A4059, the site is well paced to attract shoppers from the Cynon Valley area.

DESCRIPTION

The concession area is located immediately to the right of the main entrance door to the store and is visible from the main car park and from within the store.

The unit has roller shutter security grilles over the entrance and the windows.

Staff of the new concession will have access to the Asda staff facilities within the store.

ACCOMMODATION

The property provides the following approximate net internal area:-

Net Internal Area	472 sqft	43.8 m ²
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LEASE TERMS

The concession area is available on a new tenancy which will be on an inclusive basis of rent and services including rates.

RENTAL

£20,000 per annum inclusive of services and rates.

RATES

Our inspection of the VOA Website has suggested that there is no separate assessment for this concession. Interested parties are advised to make their own enquiries.

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 letting agents, EJ Hales - contact:
Simon Watson James • Tel: **07775910991** • E-mail: simon@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.



