



TO LET

RETAIL WAREHOUSE
TO LET

UNIT 1
HARLECH RETAIL PARK
CARDIFF ROAD
NEWPORT
NP20 3BA

28,075 sqft (2,608.25 sqm)
plus Garden Centre
8,000 sqft (743.22 sqm)



LOCATION

Harlech Retail Park is located on the west side of the city approximately 1½ miles from the City Centre in the section of the city which has seen significant new residential development in recent years.

The Park is very well established with existing retailers including Tesco, Currys, PC World, Hobbycraft, Homebase and McDonalds.

DESCRIPTION

Harlech Retail Park consists of five units totaling 161,419 sqft with 753 car parking spaces at a ratio of 1:214 sqft. The available unit is adjacent to Hobbycraft. It is fully fitted and has rear servicing.

ACCOMMODATION

Unit 1	28,075 sqft	2,608.25 sqm
Garden Centre	8,000 sqft	743.22 sqm

LEASE TERMS

The property is available by way of a new lease on terms to be agreed on effective FRI terms.

RENT

On application.

PLANNING

The Park benefits from part Open A1 and part Restricted A1 retail consent.

EPC

Available on request.

RATES

Our inspection of the VOA website shows the property has been assessed as follows:-

Rateable Value	£255,000
Rates Payable (2023/24)	£136,425

Interested parties are advised to make their own enquiries with the Local Authority.

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.

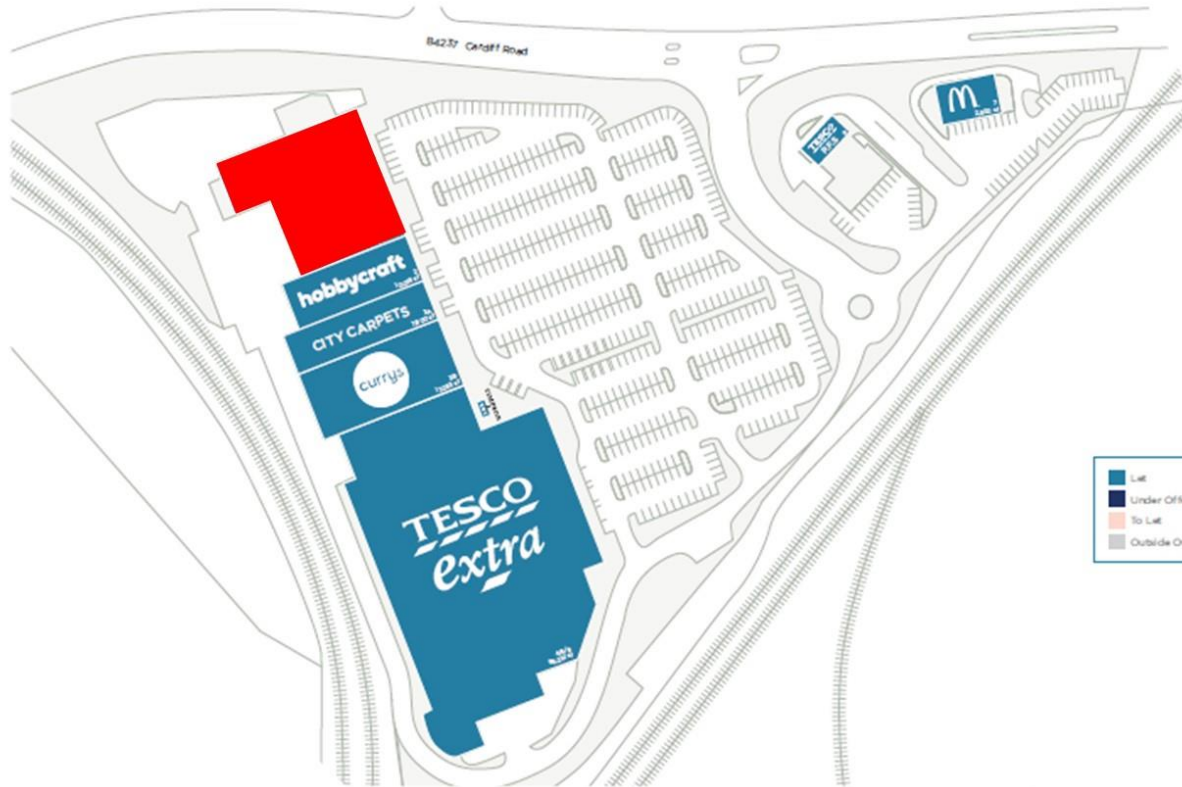
VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Simon Watson James • Tel: **07775 910991** • E-mail: **simon@ejhales.co.uk**
Or via our joint agents **Morgan Williams** – **0207 493 4455** Contact: **Dan Gazzard**

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.



HARLECH RETAIL PARK, NEWPORT, NP20 3BA



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Gross Internal Area
161,330 sq ft

Planning
Part Open A1,
Part Restricted

Parking
753



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