



PRIME SHOP UNIT
TO LET

UNIT 3
CIBI WALK
ABERGAVENNY
NP7 5AJ

OPPOSITE NEW B&M STORE
HIGH FOOTFALL



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is situated within the Cibi Walk Shopping Centre in the heart of Abergavenny.

Multiple retailers within close proximity include Poundland, WH Smith, Roman Originals, Edinburgh Woollen Mill, Peacocks, Iceland and Wilko.

The location is shown on the attached street traders plan.

DESCRIPTION

The property comprises a ground floor shop unit with ancillary accommodation on the first floor.

ACCOMMODATION

Internal Width	7.2m	23ft 6in
Shop Depth	17.9m	59ft 0in
Ground Floor Sales	117 sqm	1,261 sqft
First Floor Ancillary	101 sqm	1,091 sqft
Second Floor Ancillary	26 sqm	280 sqft

LEASE

The premises are available on a new 5 year effectively fully repairing and insuring lease by way of a service charge.

RENT

£27,500 plus VAT per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ending 31 March 2025 is £16,067 plus VAT.

RATES

Our inspection of the rating list shows that the revised Rateable Value from April 2023 is as follows:-

Rateable Value	£31,250.00
Rates Payable (2024/25)	£16,718.75

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.

EPC

The property has an EPC rating of C:60.

A copy of the Energy Performance Certificate is available on 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:

Philip Gwyther • Tel: **07775 910994** • E-mail: philip@ejhales.co.uk

To view the full brochure on the Cibi Walk Shopping Centre please click on the following link:-

<http://www.ejhales.co.uk/documents/abergavenny/cibi-walk-2018-brochure-7722.pdf>

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.

