



SHOP UNIT - TO LET

8 GENERAL REES SQUARE  
CWMBRAN  
NP44 1AH

CLASS A2 PLANNING

SUITABLE FOR VARIOUS USES  
SUBJECT TO PLANNING



TO LET

## LOCATION

The premises are situated on General Rees Square fronting the surface car park adjacent to Bed Fred and opposite the Asda Superstore and in close proximity to the new Greggs store and Primark.

The location of the premises is shown on the attached Street Traders Plan.

## DESCRIPTION

The property comprises a ground floor unit with rear ancillary accommodation and comprises the following approximate floor areas:-

Ground Floor Sales	865 sqft	80.4 sqm
Rear Ancillary	113 sqft	10.5 sqm

## LEASE

The premises are available on a new 10 year effectively full repairing and insuring lease by way of service charge, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

£35,000 plus VAT per annum exclusive.

## SERVICE CHARGE

The service charge for the year ending 31<sup>st</sup> December 2024 is £7,272 plus VAT.

## PLANNING

The property currently has a Class A2 planning consent and is therefore suitable for uses within Class A1 or A2. Other uses will be considered, subject to planning.

## RATES

To be confirmed following re-assessment.

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 currently has an EPC Rating of D:83.

Copies of the Energy Performance Certificates are 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**

**Mark Crookes – McMullen Real Estate** • Tel: **0208 3058 0202**

**Peter Barker – McMullen Real Estate** • Tel: **020 3019 8951**

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