



COMMERCIAL UNIT
TO LET

UPPER LEVEL
19-25 THE PARADE
CWMBRAN
NP44 1PT



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The premises are situated on the upper level of The Parade in close proximity to numerous retail & catering operators.

The location is shown on the attached Street Traders Plan.

ACCOMMODATION

The property comprises the following approximate area:-

NIA	206 sqm	2,217 sqft
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LEASE

The premises are available by way of a new effectively full repairing and insuring lease by way of service charge, for a term to be agreed.

RENT

On application.

SERVICE CHARGE

The estimated service charge for the year ending 31st December 2024 is £18,704 plus VAT.

PLANNING

The premises are suitable for a variety of uses, subject to planning.

RATES

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

Rateable Value	£27,250.00
Rates Payable (2024/25)	£15,314.50

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D:89. A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

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.

