



## Unit 7

Gwent Shopping Centre, Tredegar, NP22 3EJ

### Unit to Let

**649 sq ft**  
(60.29 sq m)

- Prominent position in the scheme with return frontage and visible from Commercial Street
- Adjacent occupiers include; Boots, Lucky Strike and Savers.

# Unit 7, Gwent Shopping Centre, Tredegar, NP22 3EJ

## Summary

Available Size	649 sq ft
Rent	£20,000 per annum
Rates Payable	£3,691.50 per annum
Rateable Value	£6,900
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

## Location

Gwent Shopping Centre is located in the centre of Tredegar town centre and benefits from a district population of some 85,000 persons. Notable tenants include Home Bargains, Original Factory Shop, Superdrug, Farmfoods and Tesco, amongst other national and local occupiers. Adjacent to the Shopping Centre is a free car park providing 168 spaces along with the town centre bus station.

## Description

The premises provides a ground floor sales area with additional accommodation at basement level which is capable of servicing from the communal servicing area beneath the Shopping Centre which can be accessed via a staircase. The unit can be accessed via a double door from the main path through the Shopping Centre.

## Accommodation

Name	sq ft	sq m
Ground - Sales Area	690	64.10
Basement	333	30.94
<b>Total</b>	<b>1,023</b>	<b>95.04</b>

## Terms

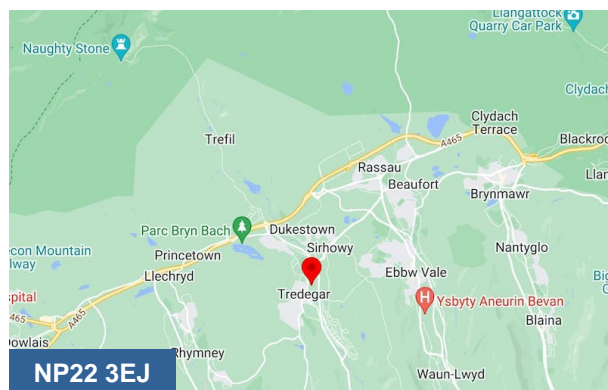
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

## Planning

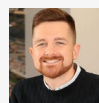
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



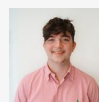
## Viewing & Further Information



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