



Unit 9-10

Gwent Shopping Centre, Tredegar, NP22 3EJ

Unit to Let

1,679 sq ft
(155.98 sq m)

- Well configured unit
- Prominent position in the scheme with return frontage
- Adjacent occupiers include; Boots and Savers.

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Summary

Available Size	1,679 sq ft
Rent	£20,000 per annum
Rates Payable	£7,222.50 per annum
Rateable Value	£13,500
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

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	1,362	126.53
Basement	318	29.54
Total	1,680	156.07

Terms

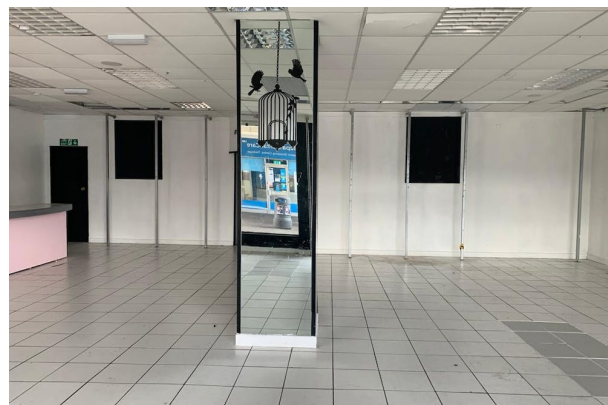
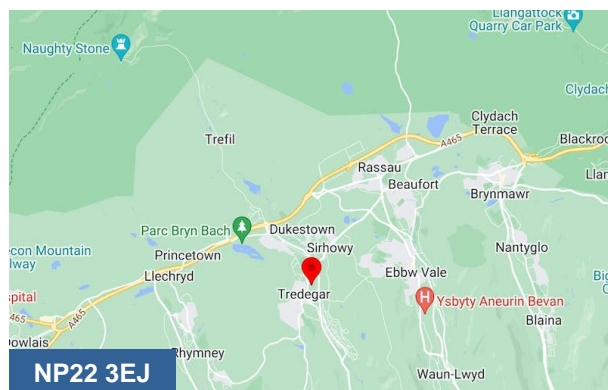
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

Planning

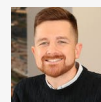
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



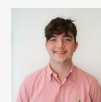
Viewing & Further Information



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