





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 | ТВС |
| 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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