



Unit 1, Gwent Shopping Centre

Tredegar, Tredegar, NP22 3EJ

Unit to Let

370 to 1,318 sq ft
(34.37 to 122.45 sq m)

- Shop Front facing Commercial Street
- Well configured unit
- Basement level capable of servicing from beneath the Shopping Centre

Unit 1, Gwent Shopping Centre, Tredegar, Tredegar, NP22 3EJ

Summary

Available Size	370 to 1,318 sq ft
Rent	£10,000 per annum
Rates Payable	£3,210 per annum
Rateable Value	£6,000
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 retail unit with additional accommodation at basement level which is capable of servicing from the communal servicing area beneath the Shopping Centre. There is also further additional accommodation to the first floor.

Accommodation

The accommodation comprises the following areas:

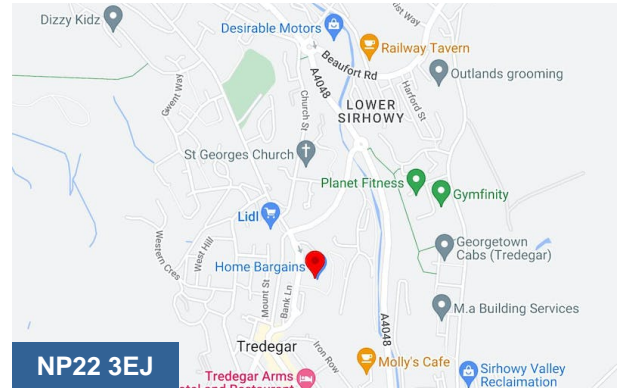
Name	sq ft	sq m
Ground - Sales Area	551	51.19
1st	370	34.37
Basement	397	36.88
Total	1,318	122.44

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.

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.



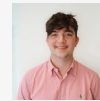
Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Max Wood

02920346336

max.wood@coark.com