



## Unit 19b

Gwent Shopping Centre, Tredegar, Tredegar, NP22 3EJ

### Unit To Let

**14,589 sq ft**  
(1,355.36 sq m)

- Well configured unit
- Prominent position in the scheme
- Adjacent occupiers include; Savers, Poundstretcher and Boots

# Unit 19b, Gwent Shopping Centre, Tredegar, Tredegar, NP22 3EJ

## Summary

<b>Available Size</b>	14,589 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£14,851.07 per annum
<b>Rateable Value</b>	£27,759
<b>Service Charge</b>	TBC
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 and further accommodation on the first floor which can be accessed via staircase or a lift. The unit can be accessed via a double door from the main path through the shopping centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	14,589	1,355.36
<b>Total</b>	<b>14,589</b>	<b>1,355.36</b>

## Terms

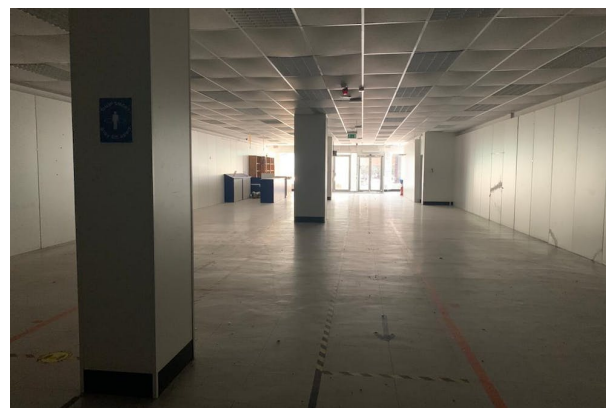
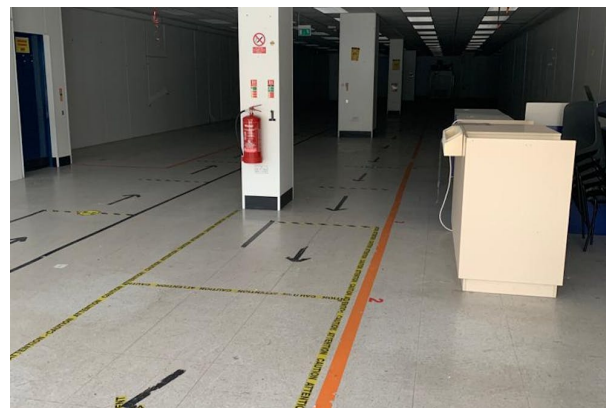
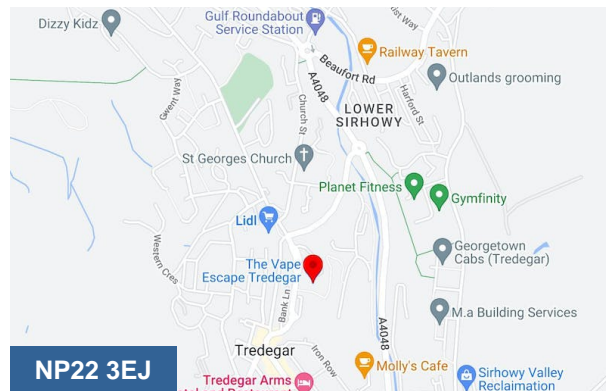
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge.

## 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

By appointment via sole letting agents Cooke & Arkwright.



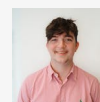
## Viewing & Further Information



**Ben Davies**

02920 346 311

ben.davies@coark.com



**Max Wood**

02920346336

max.wood@coark.com