**Unit 1b & Unit 2** Riverside Retail Park, Aberdare CF44 0AH

Unit 1B 4,880 sq.ft. Unit 2 3,535 sq.ft. Combined Unit 8,415 sq.ft

To Let © Cooke& Arkwright



### **SUMMARY**

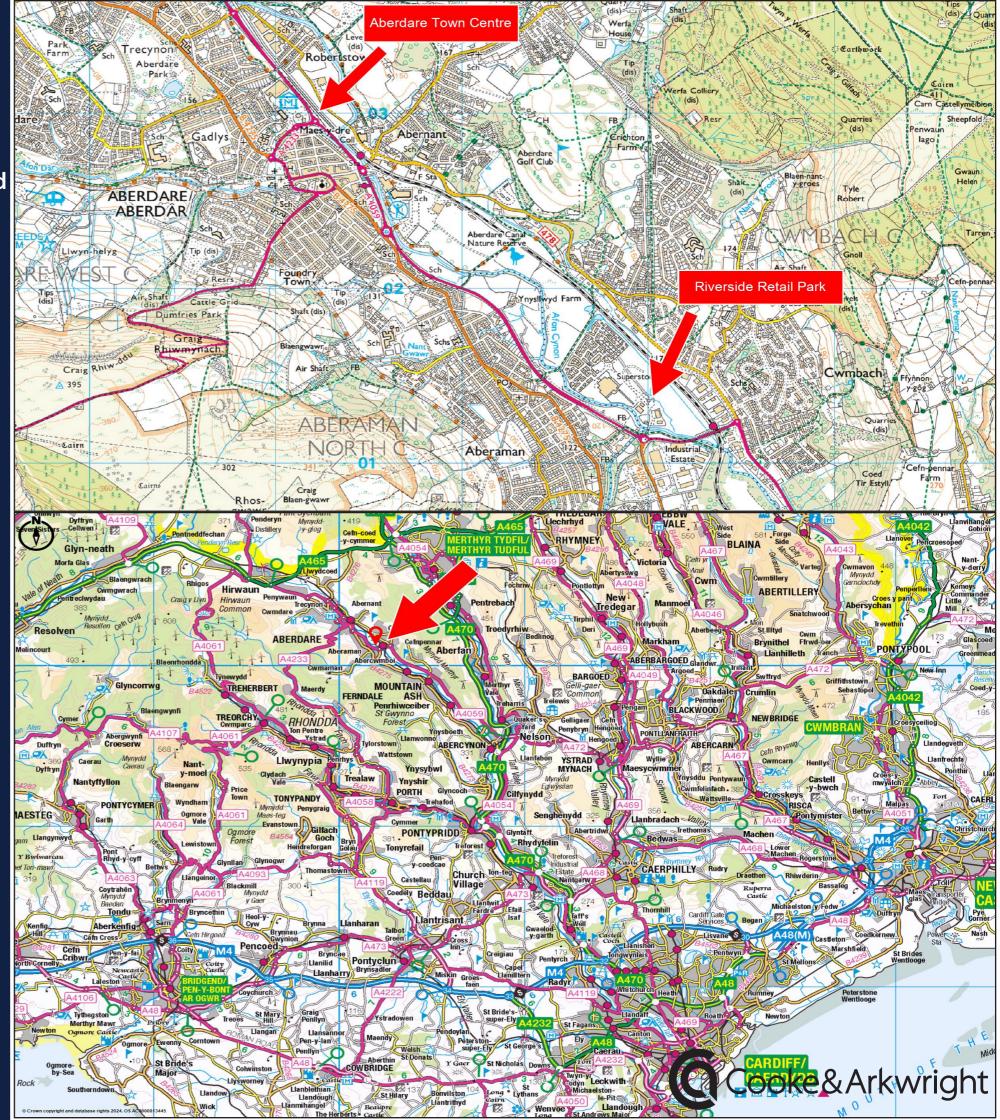
- Open A1 Use
- Two Units Available to Let Individually or Combined
- Rear Service Yard
- Plenty of On-Site Parking
- Existing Retailers; Costa, Greggs, Dominos and Barnardos. KFC Drive-Thru adjacent
- Quoting Rent £12.50 per sq.ft.



The Riverside Retail Park is located approximately 1.5 miles south of Aberdare town centre. Access is provided via the A4059, with good road links to the A470 approx 6 miles to the south and the A465 approx 5 miles to the north. Asda supermarket is adjacent, with other occupiers in the scheme being a mix of A1 and A3 uses. The retail park serves the large catchment of the surrounding Cynon Valley area.

## DESCRIPTION

Unit 1B and Unit 2 offer open plan, ground floor trading area, with servicing to the rear. Each unit can be let individually or combined to create one, large unit. Handover condition to be discussed.



#### **QUOTING RENT**

£12.50 per sq.ft.

#### RATES

Upon Enquiry

#### TERMS

Each unit is available to let on the basis of a new lease, terms to be agreed.

#### PLANNING

Each unit benefits from A1 Use, although other uses will be considered, subject to the tenant securing the necessary planning permission

#### VAT

To be confirmed

#### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

#### **SERVICE CHARGE**

TBC

#### **ANTI-MONEY LAUNDERING**

As part of our obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright will require any purchaser to provide proof of identity along with any other required documents.

# AVAILABILITY

	Approx Gross Internal Area (sq.ft)	Approx Gross Internal Area (sq.m)
Unit 1b	4,880	453.36
Unit 2	3,535	328.41
COMBINED UNIT	8,415	781.77



#### EPC

Unit 1B B (35) Unit 2 C (62)

#### AVAILABILITY

UNIT 1B – 4,880 sq ft (453.36 sq m) UNIT 2 – 3,535 sq ft (328.41 sq m) COMBINED UNIT – 8,415 sq ft (781.77 sq m)

#### VIEWINGS

Viewings to be arranged by appointment via joint sole letting agents Cooke & Arkwright and Azure Property Consultants.



### **CONTACT**



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