



Location

The property occupies a prominent trading location directly opposite the Bus Station in the Centre of Cwmbran.

Multiple retailers in close proximity include Superdrug, Home Bargains, Poundland and Greggs.

Accommodation

Ground Floor	210 sq ft	19.52 sq m
Total	210 sq ft	19.52 sq m

Rent

£15,000 plus VAT per annum exclusive.

Rates

Rateable Value	£15,500
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Due to Covid-19, all retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the financial year 2022/23. This will be capped at £110,000 per business across Wales. Please discuss with the local authority to check whether you are eligible for any rates relief.

Lease Term

The premises are available on a new 5 year, effectively full repairing and insuring lease, by way of a service charge.

Service Charge

The estimated service charge for the year ending 31st December 2022 is £1,480 plus VAT.

Energy Performance Certificate

The property has an EPC rating of C66. A copy of the Energy Performance Certificate is available upon request.

Costs

Each party to be responsible for their own legal costs in the transaction.

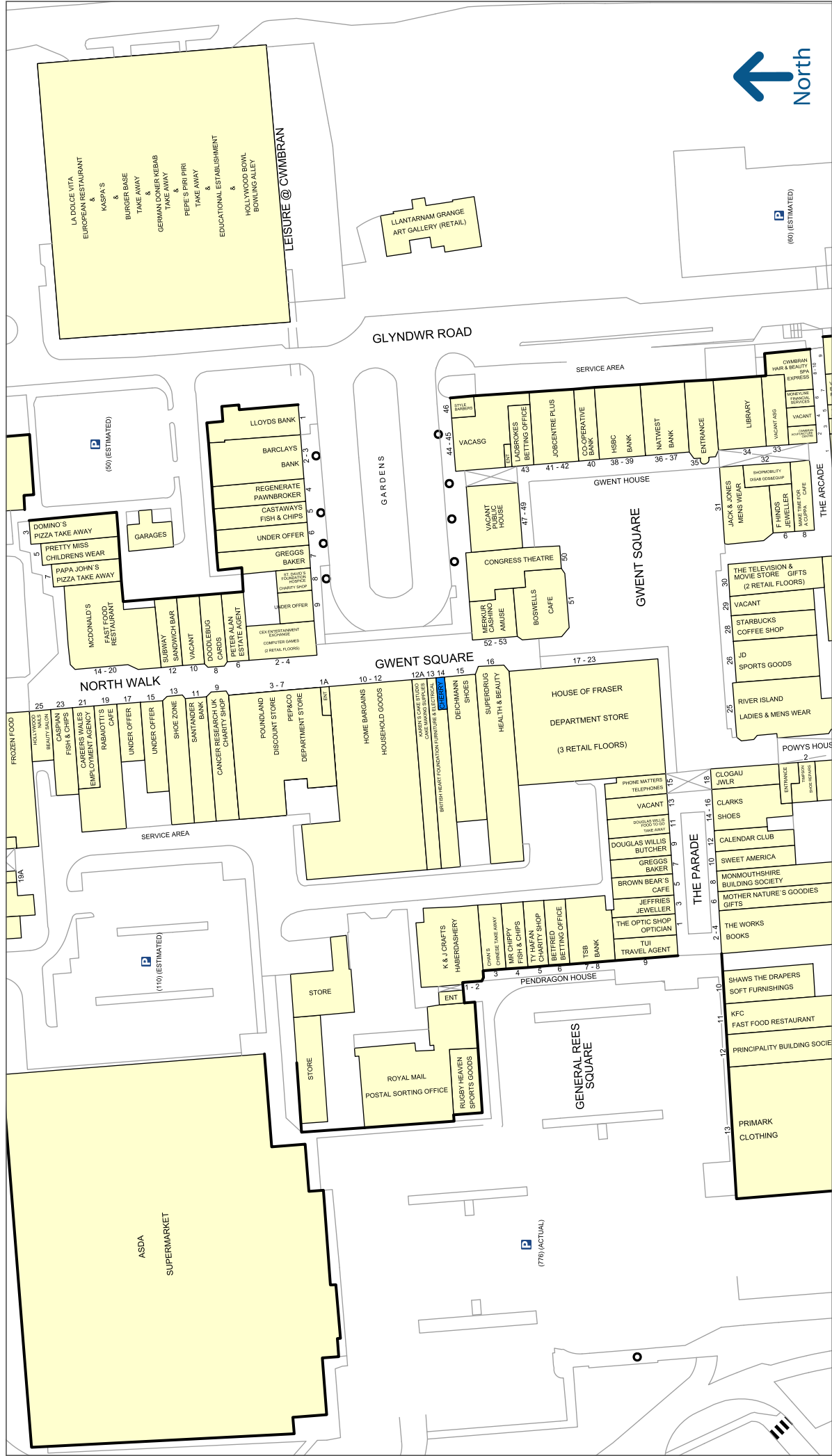
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50 metres

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