

**ONE UNIT AVAILABLE
TO LET/MAY SELL**



WESLEY BUILDINGS

///cherub.firelight.messy

Wesley House, Caldicot,
Gwent, NP26 4LY

Local Occupiers Include



ALDI



40,823 sq.ft

Total development



12

Retail units on site
with offices above



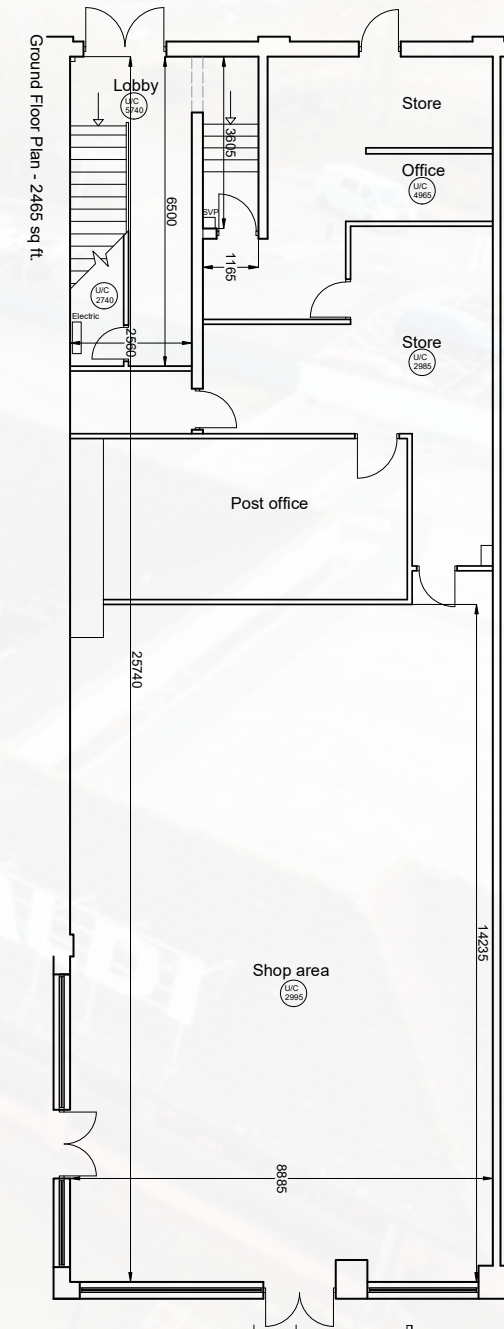
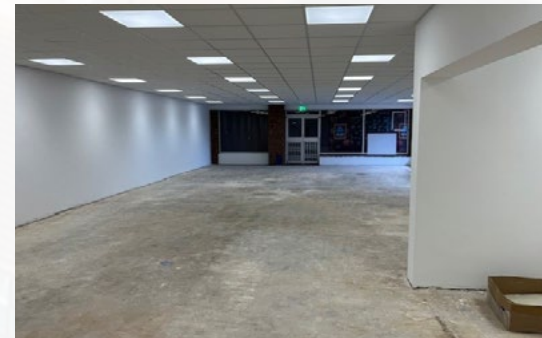
Circa **100**

Parking Spaces



TO LET/MAY SELL

UNIT 12	sq.ft	sq.m
AREA	2,465	229
SALE PRICE	£195,000	
RENT	£15,000	
RATEABLE VALUE	£23,250	
SERVICE CHARGE	£2,500	
EPC	D	



DETAILS

The retail parade is the most prominent parade in the Caldicot Town Centre, providing 12 retail units with offices above and circa 100 space customer car parking spaces. The properties benefit from close proximity to the adjacent Aldi store.

- Retail unit with glazed frontage
- Ample car parking nearby
- Tenants include Aldi, ASDA, Greggs and Domino's

Business Rates

Rateable value TBC. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge & Insurance

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance

Further information available on request.

Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

Location - NP26 4LY



SERVICES



EV Charging Station
2 bays



Ample Parking
First 2 hours free



Toilet Facilities



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