

# TO LET Retail unit

1,832 sq.ft

# Unit 7 Wesley Buildings, Newport Road, Caldicot, Monmouthshire, NP26 4LY

- Located on a prominent retail parade
- Car parking nearby
- Tenants include Aldi, ASDA, Greggs and Domino's



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	945	87.7
First Floor	887	82.4
TOTAL	1,832	170.1

#### Description

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 Asda store.

- Retail unit with glazed frontage.
- Newly refurbished 'white-box' unit, with new ceiling grid, painted walls and level floor, ready to receive ingoing tenant's fitout.
- Ample car parking nearby.

#### Rent

£19,500 per annum exclusive.

#### Rates

Rateable value £12,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

#### Services

The unit has electricity connected.

#### Service Charge & Insurance

This unit participates in a service charge of  $\pounds$ 4,200 per annum. Insurance  $\pounds$ 900. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Information available upon request.



#### Planning

Potential A1 use - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

#### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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# Viewing

Strictly via prior appointment with the appointed agents:



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