



TO LET

Retail unit

2,465 sq.ft

(229 sq.m)

**Unit 12 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



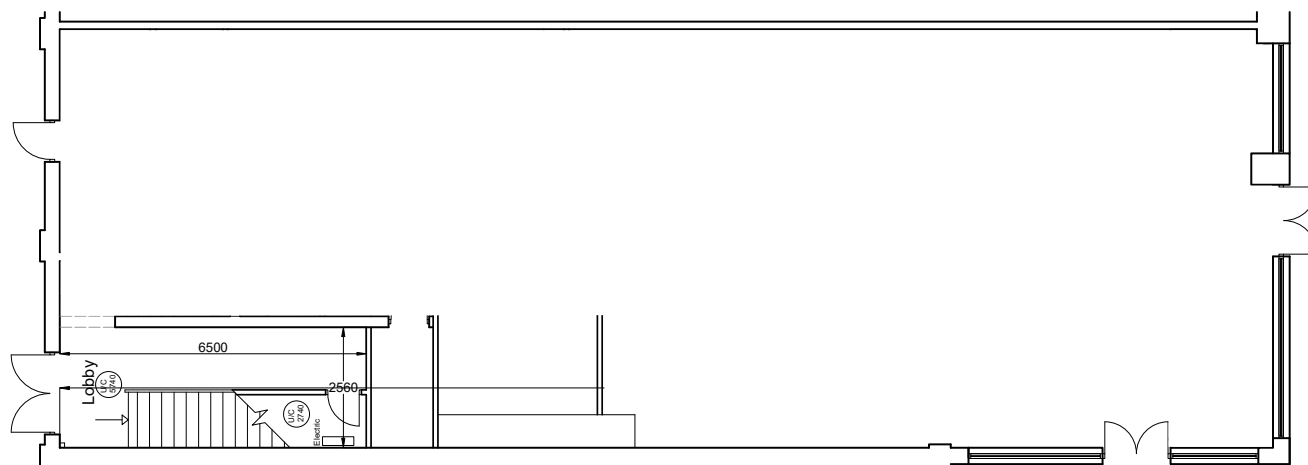
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Ground Floor Plan - 2465 sq ft.



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Areas (approx. NIA)	Sq.ft	Sq.m
TOTAL	2,465	229

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 fit-out.
- Ample car parking nearby.

Rent

£20,000 per annum exclusive.

Rates

Rateable value TBC. 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 £2,500 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Unit 12 has an EPC Rating of D. Further 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.

Viewing

Strictly via prior appointment with the appointed agents:



Julian Bladen 07968 629748
jb@bladenproperty.co.uk

Owned and Managed by



George Watson 07423 662487
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