TO LET

Retail unit

1,832 sq.ft

(170.1 sq.m)

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

- Located on a prominent retail parade
- Car parking nearby
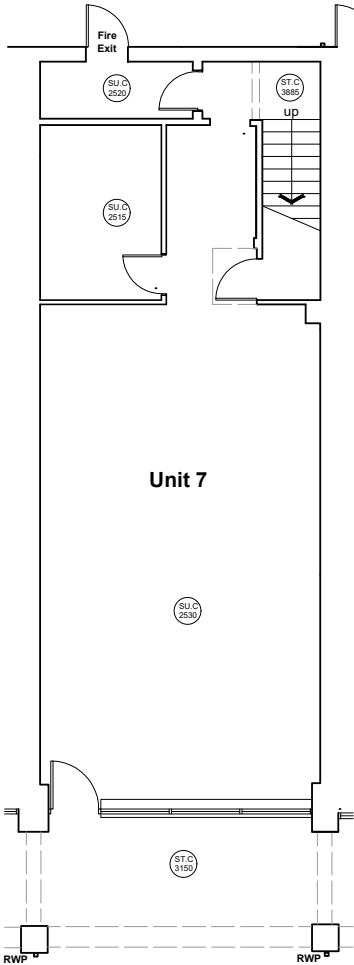- Tenants include Aldi, ASDA, Greggs and Domino's
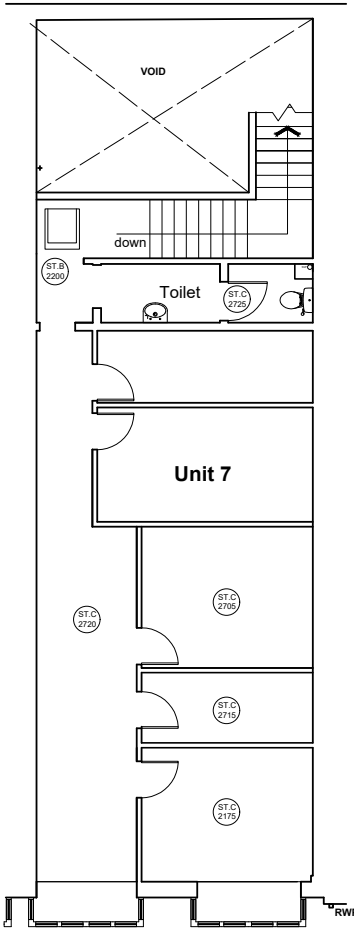
LCP.
part of M'Core

01384 400123

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Ground Floor

First Floor

Fire Exit

SU.C 2520

ST.C 3885

up

SU.C 2515

Unit 7

SU.C 2530

ST.C 3150

RWP   RWP

VOID

down

ST.B 2200

Toilet

ST.C 2725

Unit 7

ST.C 2720

ST.C 2705

ST.C 2715

ST.C 2175

RWP

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

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 fit-out.
- 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 £4,200 per annum. Insurance £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.