

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



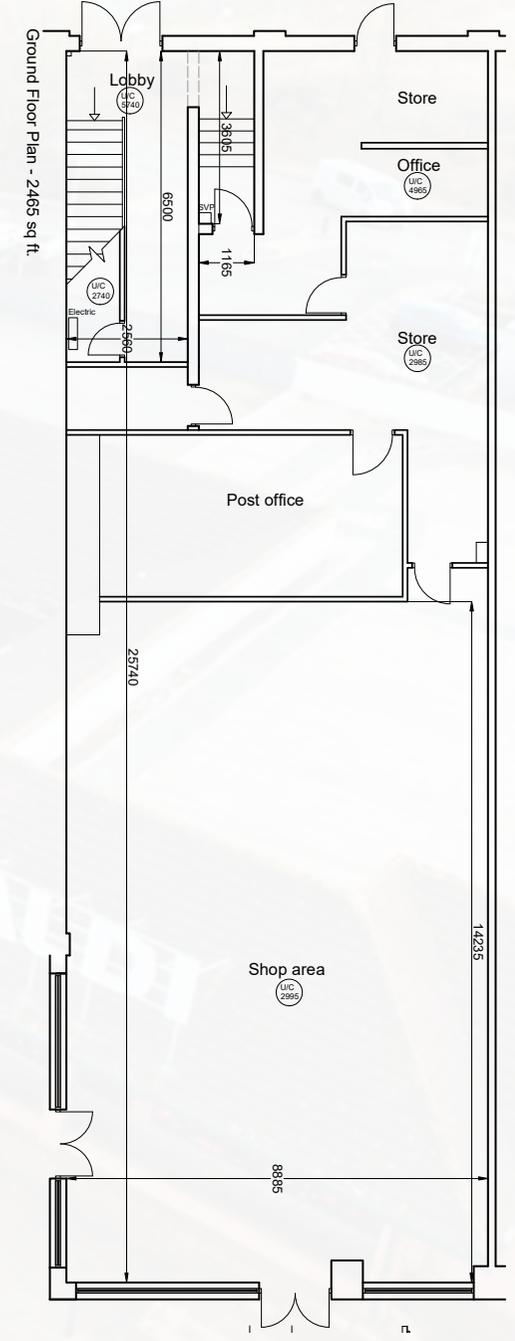
Circa **100**

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



George Watson

07423 662487

0117 990 2648

GWatson@lcpproperties.co.uk

ejhales

Philip Gwyther

07775 910994

philip@ejhales.co.uk

BLADEN
PROPERTY CONSULTANTS

Julian Bladen

07968 629748

jb@bladenproperty.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennsett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("we") give notice that whilst these particulars are believed to be correct no guarantee or warranty is given, or implied herein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcprouk.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.