



M UNIT 2

///upper.slower.beginning
Wesley House, Caldicot,
Gwent, NP26 4LY

Local Occupiers Include

GREGGS

Domino's

ALDI

ALDI

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 Aldi store.

UNIT SIZE

Ground Floor Area: 318 sq.ft (29.5 sq.m)

RENT

£10,800 +VAT

RATEABLE VALUE

Rateable Value: £5,900. The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

SERVICE CHARGE & INSURANCE

Service Charge: £410 +VAT

Insurance: £174 +VAT

ENERGY PERFORMANCE

C(56)

PLANNING

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 shall be responsible for their own legal costs incurred with the transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.



40,823 sq.ft

Total development

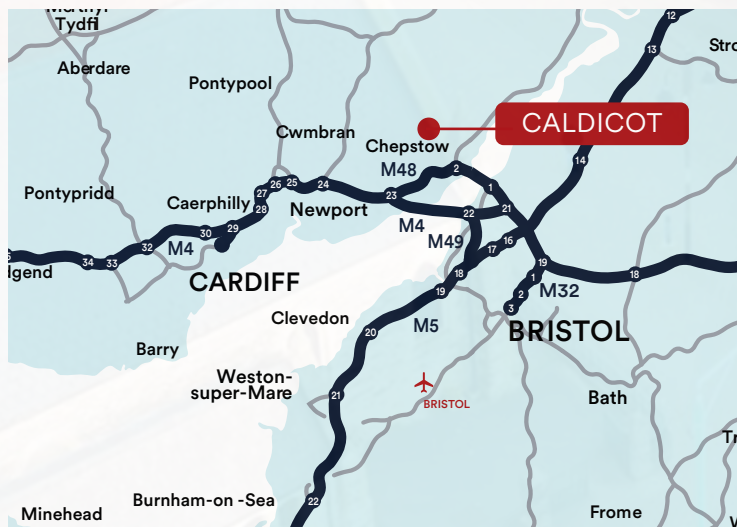
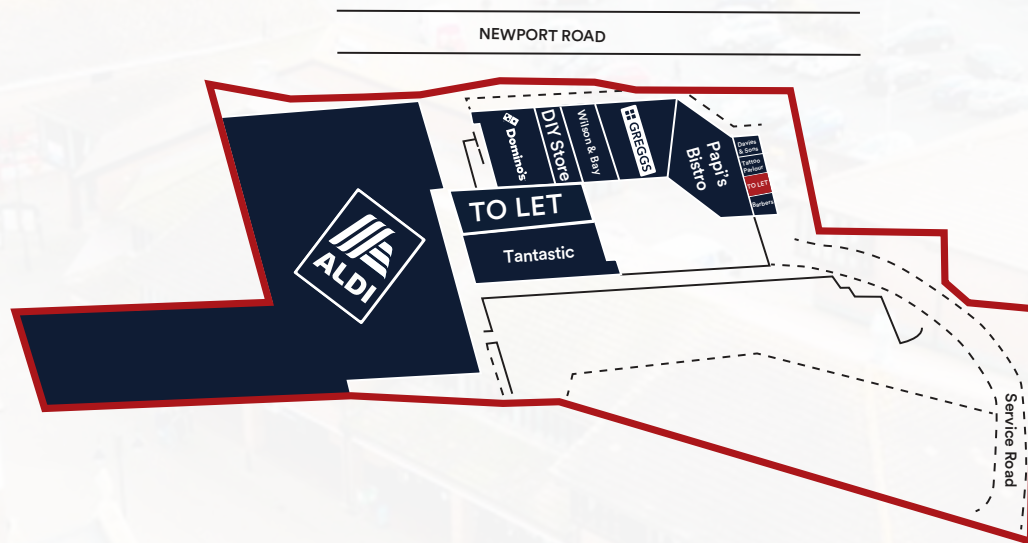


12

Retail units on site
with offices above



Circa **100**
Parking Spaces



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 0295002) the registered office of which is at LCP House, Pensnett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 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, 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 information 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 Information are at www.lcpgroup.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-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 10th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

26-09-26SEPT26

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

Viewing

Strictly via prior appointment
with the appointed agents

ejhales

Philip Gwyther

07775 910994
philip@ejhales.co.uk

BLADEN
PROPERTY CONSULTANTS

Julian Bladen

07968 629748
jb@bladenproperty.co.uk