



UNIT 2

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

Local Occupiers Include



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

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

RENT

£9,995 +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

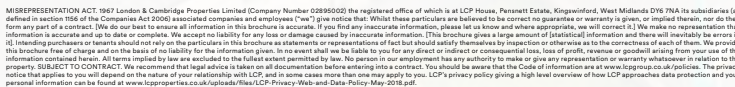


12

Retail units on site
with offices above



Circa **100**
Parking Spaces



EV Charging Station
2 bays



Ample Parking
First 2 hours free



Toilet Facilites



George Watson

07423 662487
0117 990 2648
GWatson@lcpproperties.co.uk

Viewing

Strictly via prior appointment
with the appointed agents



Philip Gwyther

07775 910994
philip@ejhales.co.uk



BLADEN
PROPERTY CONSULTANTS

Julian Bladen

07968 629748
jb@bladenproperty.co.uk