



# WESLEY BUILDINGS

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Wesley House, Caldicot,  
Gwent, NP26 4LY

Local Occupiers Include



# ALDI



**40,823** sq.ft

Total development



**12**

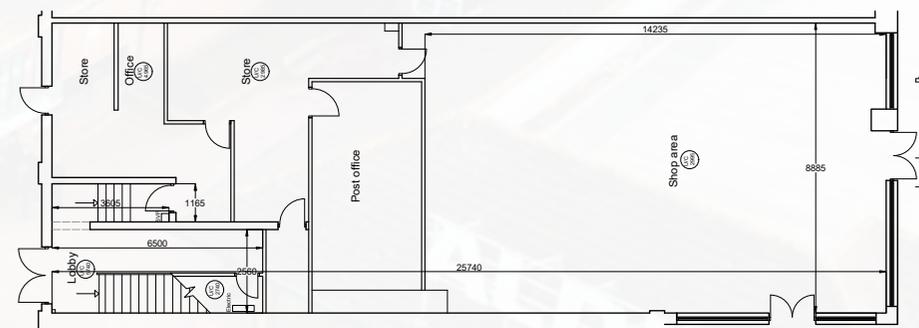
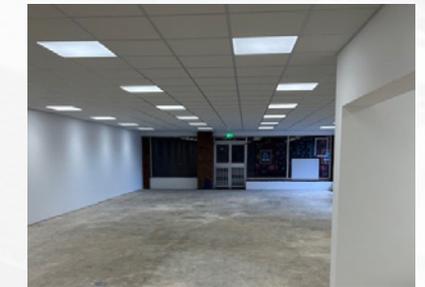
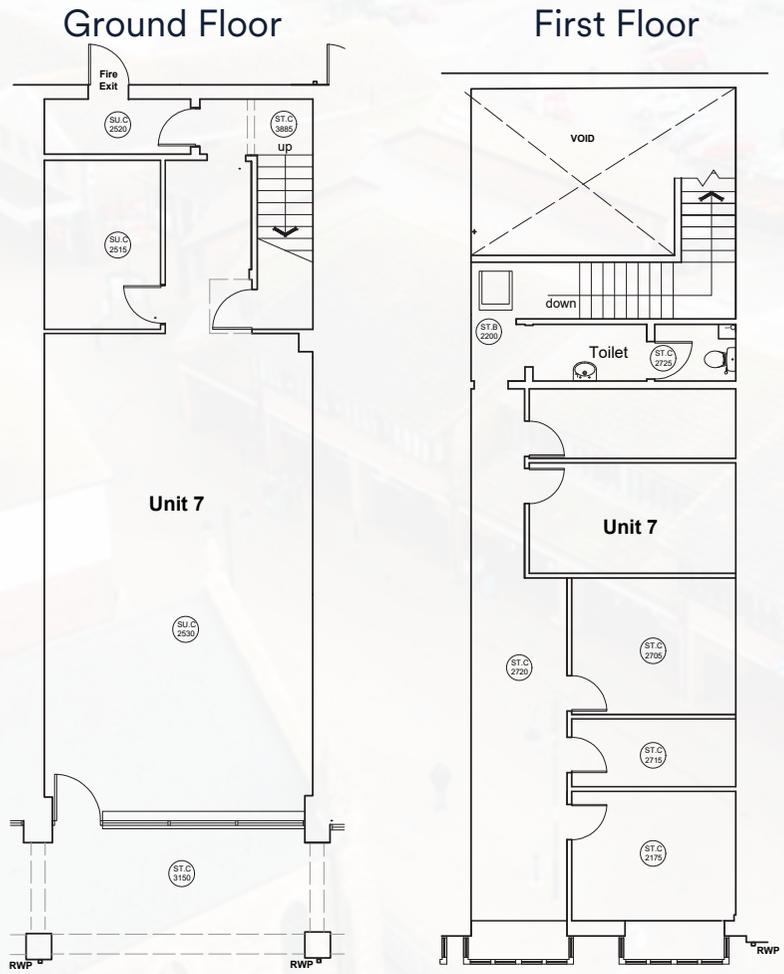
Retail units on site  
with offices above



Circa **100**

Parking Spaces





Ground Floor Plan - 2465 sq. ft.



UNIT 7	sq.ft	sq.m
Ground Floor	945	87.7
First Floor	887	82.4
<b>TOTAL</b>	<b>1,832</b>	<b>170.1</b>
RENT	£19,500	
RATEABLE VALUE	£12,250	
SERVICE CHARGE	£4,200	
EPC	tbc	

UNIT 12	sq.ft	sq.m
AREA	2,465	229
RENT	£20,000	
RATEABLE VALUE	tbc	
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**



# LCP.

part of M Core



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