



EMPIRE VAPES
Electronic Cigarettes

01291
424710

BARBER
Opening Times
Monday 9:00-17:00
Tuesday 9:00-17:00
Wednesday 9:00-17:00
Thursday 9:00-17:00
Friday 9:00-17:00
Saturday 10:00-13:00

BARBER
Price List
Gents £11.00
Over 64 £9.00
Under 16 £8.00
Clipper Cut £9.00
Man's G. Beard £6.00
Beard Trim £4.00
Ladies £11.00
Over 64 £11.00

OPEN
Welcome

95%
LESS HARMFUL
THAN SMOKING

VAPESHOP
OPEN

Black Flamingo
TATTOO AND PIERCING STUDIO
01291 430299



DAVIS Sales

M 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

£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

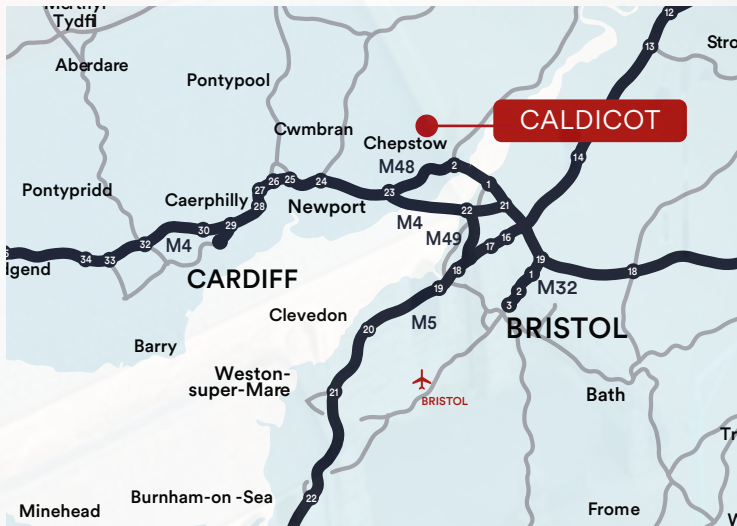
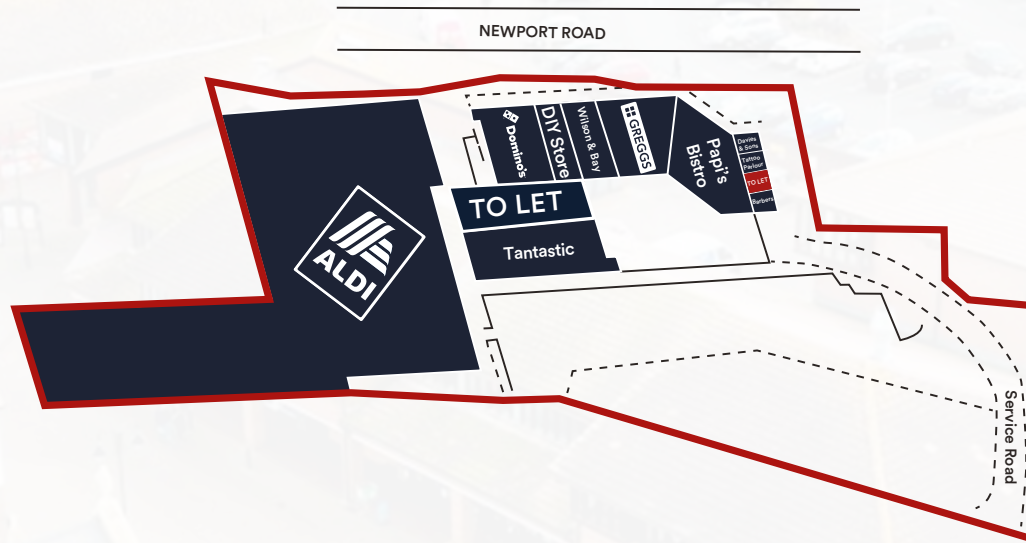
All figures are quoted exclusive of VAT.

**40,823 sq.ft**

Total development

**12**Retail units on site
with offices aboveCirca **100**

Parking Spaces



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



Philip Gwyther

07775 910994
philip@ejhales.co.uk



Julian Bladen

07968 629748
jb@bladenproperty.co.uk

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**Average data taken from research carried out between 7th to 31st 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.