

WESLEY BUILDINGS

///cherub.firelight.messy

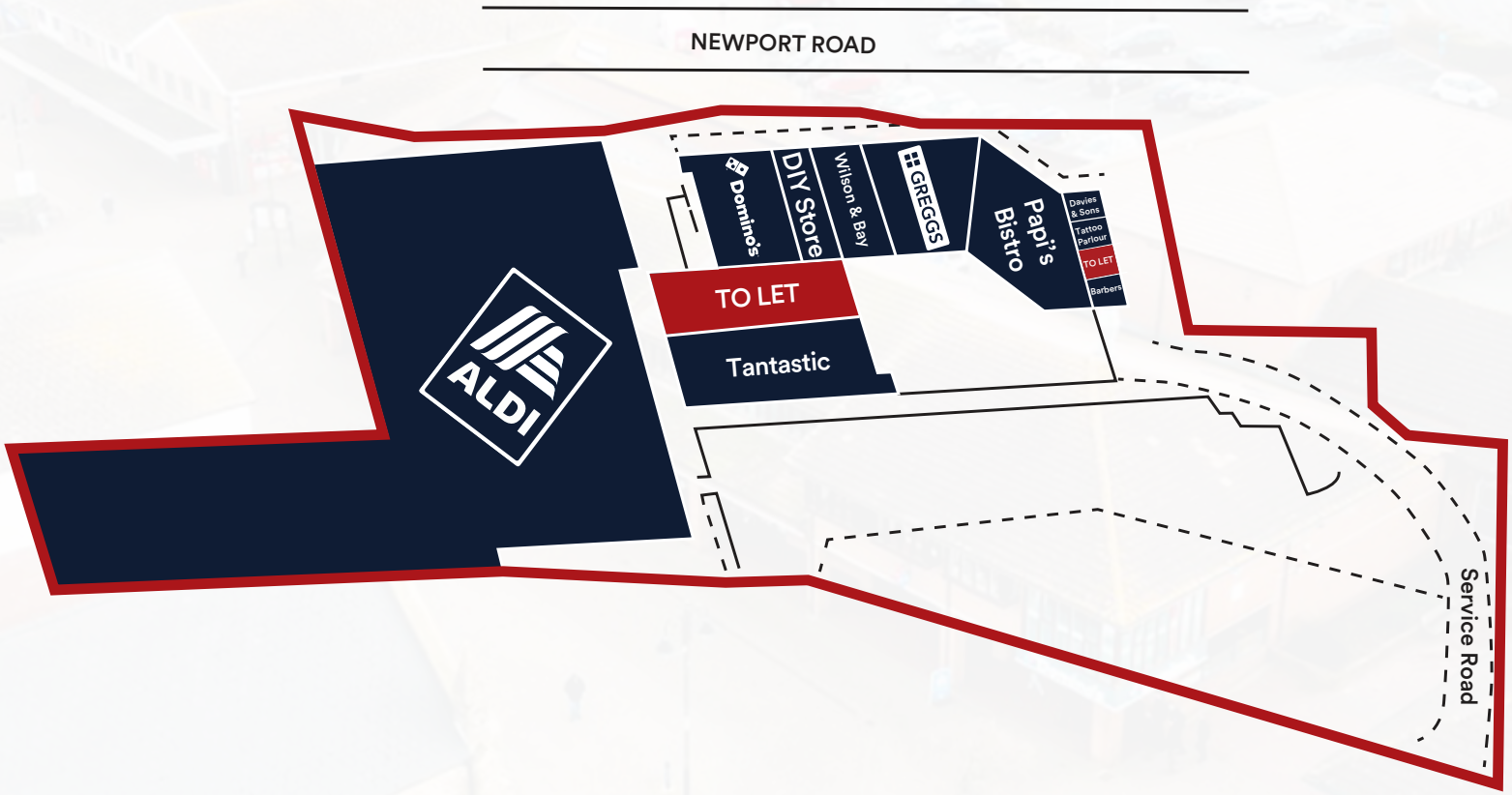
Wesley House
Caldicot
Gwent, NP26 4LY

Local Occupiers Include

GREGGS
Domino's
ALDI
ALDI

WESLEY BUILDINGS

Site Plan







40,823 sq.ft
Total development

12
Retail units on site
with offices above

Circa **100**
Parking Spaces

WESLEY BUILDINGS

Available Units

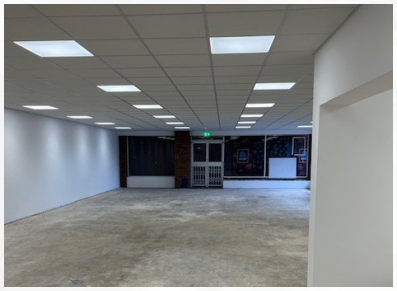


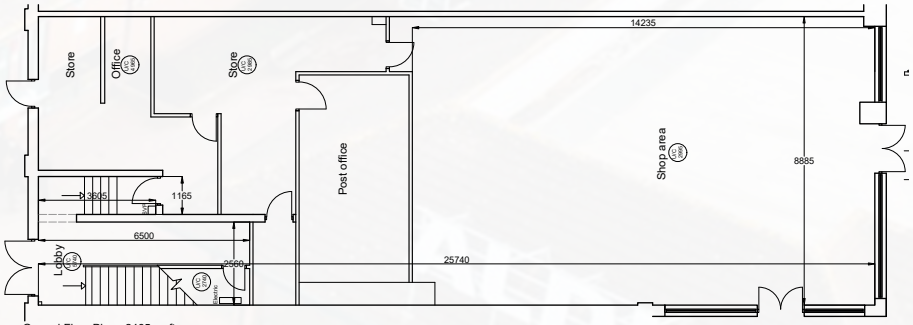


UNIT 2	sq.ft	sq.m
AREA	318	29.5
RENT	£9,995	
RATEABLE VALUE	£5,900	
SERVICE CHARGE	£410	
EPC	C(56)	









Ground Floor Plan - 2465 sq ft.



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, 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.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.





SERVICES

EV Charging Station
2 bays

Ample Parking
First 2 hours free

Toilet Facilites

mcoreproperty.com

M Core
LCP UK



Freddie Myatt
01384 400123
07769 459887
FMyatt@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, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 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 therein, 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.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-Web-and-Data-Policy-May-2018.pdf.

34829 JANUARY 2024