

M UNIT 2

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

Local Occupiers Include

GREGGS
Domino's
ALDI
ALDI

WESLEY BUILDINGS

UNIT 2

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

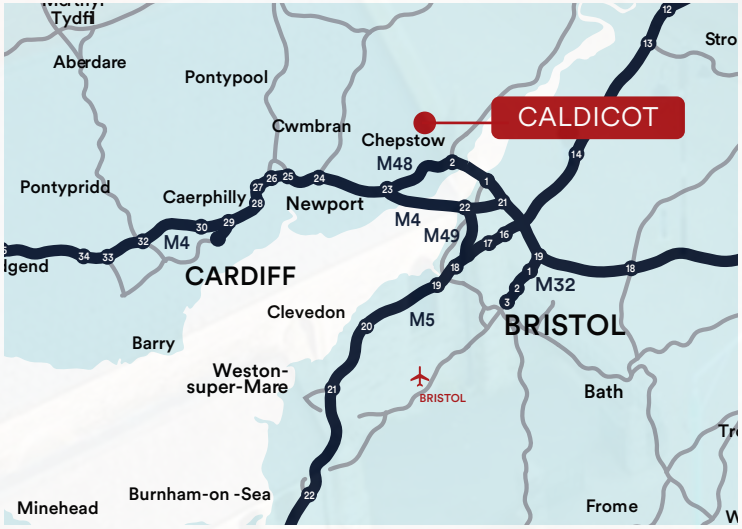
Circa **100**
Parking Spaces

WESLEY BUILDINGS

UNIT 2

mcoreproperty.com





SERVICES

EV Charging Station
2 bays

Ample Parking
First 2 hours free

Toilet Facilites



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**Average data taken from research carried out between 7th to 13th 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.

37196 NOV26

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Viewing
Strictly via prior appointment with the appointed agents

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