

Stephenson & Alexander

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PROPERTY PARTICULARS

LEASE FOR SALE

PROMINENT FOODSTORE IN SHOPPING CENTRE DEVELOPMENT



**GWENT SHOPPING CENTRE,
COMMERCIAL STREET, TREDEGAR
NP22 3DH**

On the instructions of:



**Large foodstore on 2 levels
Totalling 29,095 sq ft (2703 sq m) on 1.4 acres
Rent £120,000 per annum**

COMMERCIAL PROPERTY CONSULTANTS

- Messrs, Stephenson & Alexander for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:
- (v) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor institute part of, an offer or contract;
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 - (viii) all terms quoted are exclusive of VAT unless otherwise stated. Prospective purchasers and lessees should make their own enquiries to establish whether or not the transaction may be subject to the addition of VAT and the implications thereof.

LOCATION A town centre position on the corner of the Gwent Shopping Centre, facing the main car park.

DESCRIPTION This is a two-level store with development potential.

ACCOMMODATION

Net Internal Area	Sq Ft	Sq M
Sales Area	13,035	1,211
Ancillary (L/G) Floor	16,060	1,492
TOTAL	29,095	2,703

Total site area approximately 1.4 acres.

PLANNING The former Kwiksave store was converted by Aldi under Blaenau Gwent County Borough Council planning reference C/2006/0381. The store benefits from unrestricted Class A1 planning permission and there are no restrictions on delivery or opening hours.

TENURE Held on a 25 year lease from 11th January 1996 (approx. 11 years unexpired) at a current rent of £120,000 pa exclusive of service charge and rates. Current service charge including insurance £17,355 pa (59p psf). The freeholder may be willing to enter into negotiations.

PRICE Offers invited for the leasehold interest.

VAT The rent and other payments stated are exclusive of VAT.

LEGAL COSTS Each party to bear their own legal costs incurred in this transaction.

VIEWING By appointment with **Stephenson & Alexander on 029 2034 0244**
E-mail: petergraham@sanda.uk.com and danielevans@sanda.uk.com
07785 390677 07855245527

Or, our joint agents:

Carter Baynes of Bristol
Jonathan Baynes JBaynes@carterbaynes.com
0117 9290033 / 07770932435

Land Use Strategy Ltd
Peter Turner pturner@luslimited.co.uk
01725 512369 / 07970977389

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