



Unit 17 The Market Place

Blackwood, NP12 1AU

TO LET Ground Floor Retail Unit

524 sq ft
(48.68 sq m)

- Modern Purpose Built Ground Floor Lock Up Shop
- Visitor Parking and Regional Bus Station Nearby
- Situated Just off Blackwood High Street
- Available For Immediate Occupation

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Summary

Available Size	524 sq ft
Rent	£6,500 per annum
Rates Payable	£4,769 per annum Interested parties are advised to make their own enquiries with the local rating authority.
Rateable Value	£9,500
Service Charge	£1,222.66 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs.
EPC Rating	C (62)

Location

The Market Place Shopping Centre is prominently located in Blackwood High Street, approximately 14 miles north of Newport on the A4048, which links the A465 Heads of Valleys road to the north, and the M4 Motorway to the south. This busy town serves an immediate population of circa 18,000 with a catchment of circa 70,000 within a 10 minute drive time.

Description

The unit comprises a modern mid-terrace lock up retail unit, with double glazed shop front. Access is direct from Market Place, with external access to the rear.

The unit is located in a good position in the scheme, with occupiers nearby including Peacocks, Iceland, TUI and Boots.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor - Sales Area	524	48.68
Total	524	48.68

Terms

The property is available to let on the basis of a new lease, FRI terms subject to a service charge.

Planning

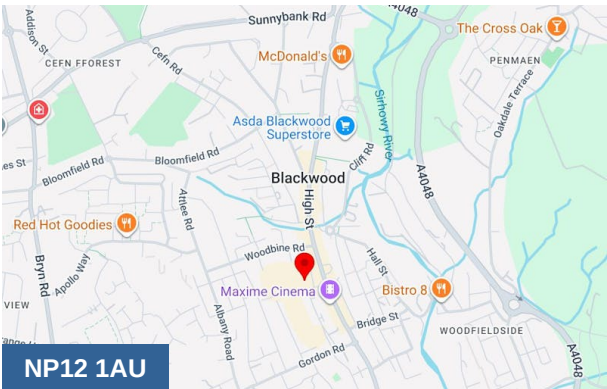
We understand that the property benefits from A1 use, however, other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



Nick Elliot
02920 346 316 | 07387 023 637
nick.elliott@coark.com