



## Unit 18

The Market Place, Blackwood, NP12 1AU

### Ground Floor Lock Up Shop To Let

**43 to 560 sq ft**  
(3.99 to 52.03 sq m)

- Well configured ground floor unit to let
- A1 use, other uses considered subject to planning
- Other occupiers in the centre include a mix of national and local A1 - A3 occupiers including Peacocks, Boots, TUI and Iceland
- Circa 150 space car park free for customer use

# Unit 18, The Market Place, Blackwood, NP12 1AU

## Summary

Available Size	43 to 560 sq ft
Rent	£6,500 per annum
Rates Payable	£5,452.80 per annum
Rateable Value	£9,600
Service Charge	Service charge applicable
VAT	Applicable
EPC Rating	Upon enquiry

## 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.

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

## Description

The unit comprises a modern mid-terrace lock up retail unit, with double glazed shop front. The unit benefits from suspended ceiling, slat walls, modern flooring and w/c to the rear. Access is direct from Market Place, with external access to the rear.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	517	48.03
Ground - W/C	43	3.99
<b>Total</b>	<b>560</b>	<b>52.02</b>

## Terms

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

## Planning

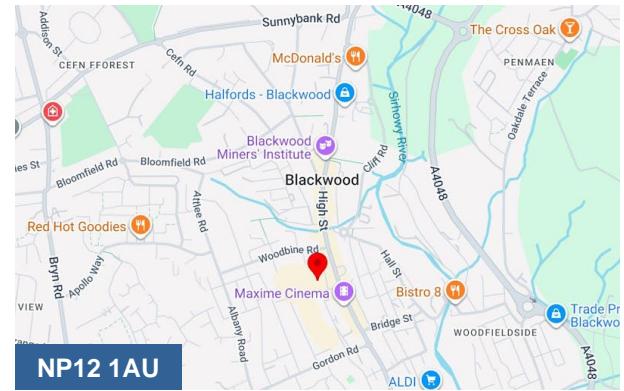
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## 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



**Ben Davies**

02920 346 311

ben.davies@coark.com