



Queens Court, Shopping Mall Units

Market Street, Ebbw Vale, NP23 6HP

TO LET **Town Centre Retail Units**

461 to 688 sq ft
(42.83 to 63.92 sq m)

- On Site Security Staff
- Immediately Adjacent to Free Multistorey Car Park
- Private Staff Parking
- Vibrant Town Centre Location

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Summary

Available Size	461 to 688 sq ft
Rent	£4,000 - £5,900 per annum
Business Rates	Interested parties are advised to make their own enquiries with the local rating authority.
Service Charge	TBC
VAT	The Building is not VAT elected
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

With an approximate population of 20,000, Ebbw Vale is the largest town in Blaenau Gwent County Borough. It is also its administrative centre, boasting direct and quick access to the A465 (Heads of The Valleys Road), whilst its railway station offers a direct route to and from Cardiff. Its bustling high street is already home Boots, Greggs, Barclays, Card Factory, Specsavers and Peacocks.

Description

Several units are currently available within this security guarded and privately maintained shopping mall. Ranging from 461 to 688sqft. they benefit from private staff parking to the rear and free customer parking by way of the adjacent multistorey car park. All businesses have access to a fully maintained kitchen and washroom facilities.

Accommodation

Three Available Units:

Name	sq ft	sq m	EPC
Ground - M3	688	63.92	D (89)
Ground - M4	461	42.83	D (100)
Ground - M5	688	63.92	C (71)

Terms

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

Planning

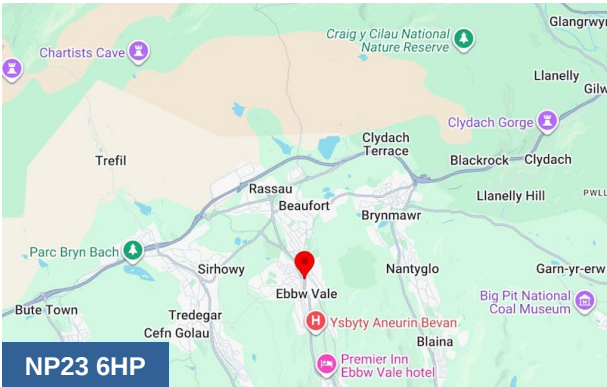
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

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



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