

**TO LET**

**UNITS FROM 2,000 SQ FT TO 10,585 SQ FT**



# EBBW VALE SHOPPING CENTRE

Market Street • Ebbw Vale • NP23 6HP

**Fletcher  
Morgan**  
029 2037 8921

**BRINSONS**  
CHARTERED SURVEYORS



## LOCATION

Ebbw Vale is located in the district of Blaenau Gwent, 20 miles from Newport and 30 miles from Cardiff. The town has a population of approximately 35,000 and a district population of circa 69,000.

The unit is located within the prime pedestrianised part of Market Street with nearby occupiers including: Peacocks, Lloyds Pharmacy, Home Bargains, and Boots the Chemist amongst others.

Immediately above is the town's main multi storey car park providing approximately 300 free parking spaces.

## DESCRIPTION

The subject property comprises ground floor sales area with office, storage and staff facilities to the rear. The property comprises suspended ceiling with surface mounted fluorescent strip lighting, plastered and painted walls with part slat wall cladding and laminate flooring. The property benefits from an alarm system and rear loading.

## ACCOMMODATION

Gross Frontage	15 m	49.2 ft
Net Frontage	14.8 m	48.6 ft
Ground floor sales	769 m <sup>2</sup>	8,278 ft <sup>2</sup>
Storage	111 m <sup>2</sup>	1,195 ft <sup>2</sup>
Staff	9.4 m <sup>2</sup>	101 ft <sup>2</sup>
Office	7.7 m <sup>2</sup>	83 ft <sup>2</sup>
External storage	31 m <sup>2</sup>	334 ft <sup>2</sup>
Loading bay	50.5 m <sup>2</sup>	544 ft <sup>2</sup>
Total	978.6 m <sup>2</sup>	10,535 ft <sup>2</sup>

Units are available from 2,000 sq ft to 10,585 sq ft

## TERMS

The property is available to let by way of a new full repairing and insuring lease with terms to be negotiated. Rent on application.

## RATEABLE VALUE

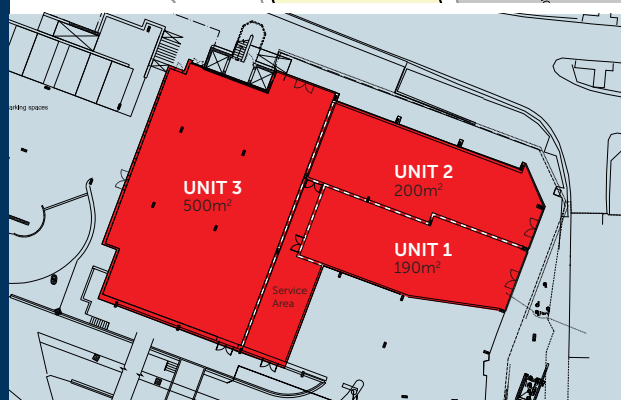
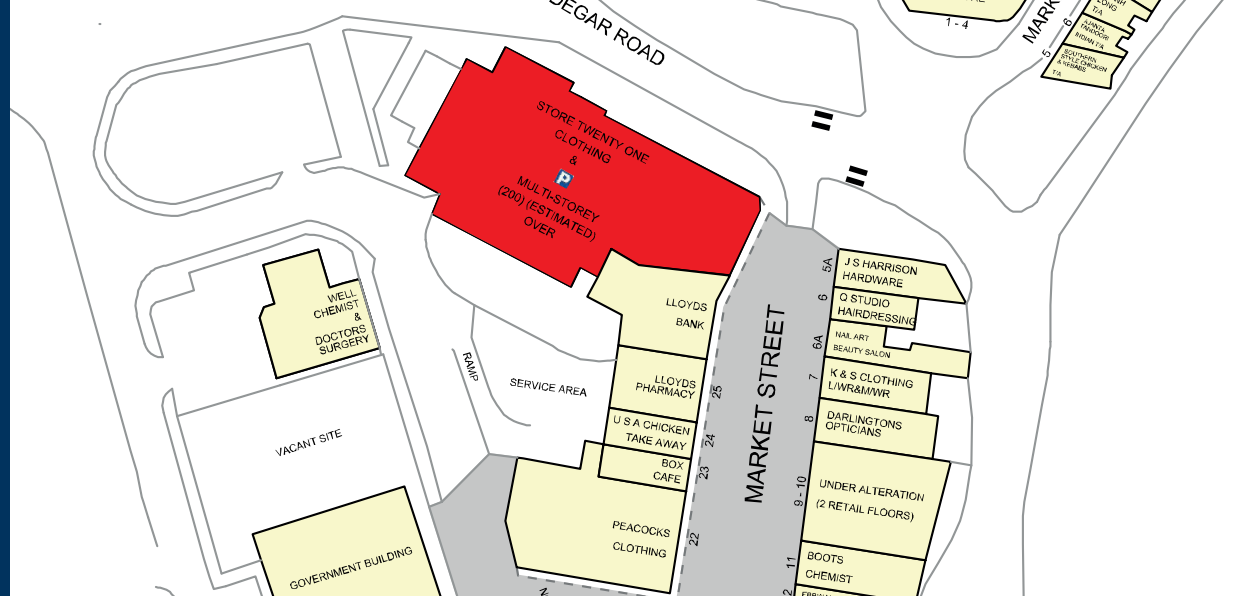
The 2017/18 Rateable Value for the property is:

**Rateable Value £18,250 Rates Payable £9,106.75 (UBR 0.499p)**

Interested parties are encouraged to make their own enquiries with the Local Authority Rates department.

## ENERGY PERFORMANCE

The property has the following energy performance rating is:



## V.A.T.

All figures quoted are exclusive of V.A.T. where applicable.

## LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

## VIEWING

Strictly by appointment with Fletcher Morgan and joint agents Brinsons.

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