

New Retail and Leisure Scheme

Units available from 1,200 sqft



Rhyd-y-Blew Retail Park
Beaufort Road
Ebbw Vale
NP23 5YD



Location

Ebbw Vale is located in the district of Blaenau Gwent, 20 miles to the north of Newport and 30 miles from Cardiff.

The town has a population of approximately 35,000 with over 70,000 within 10 miles of the town and has seen significant investment over recent years including the £350 million urban regeneration project and the reopening of the Ebbw Vale to Cardiff rail link. The land immediately to the south of the site is proposed for 600 new homes.

The site occupies a prominent position fronting the A4047 which provides access to the A465 (Heads of the Valleys road) a short distance to the north.

Existing occupiers include Morrison Foodstore (76,000 sqft) and petrol filling station and B&M.

Description

The proposals are for a new retail development of up to 67,000 sqft with 263 car parking spaces.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit	Size (sq ft)	Size (sq m)
1	30,000	2,787
2	4,000	371
3	10,000	929
4	10,000	929
5	1,800	167
6	1,200	111
A	2,000	186
B	8,000	743
Total	67,000	6,223

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The units will be available by way of new standard institutional full repairing and insuring leases.

Alternatively freehold disposal of part or the whole may be considered.

VAT

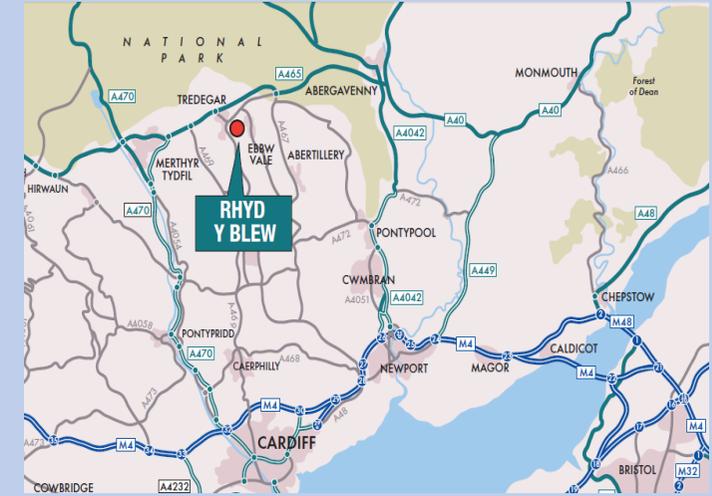
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

Energy Performance Certificate will be produced upon completion of the development.

Costs

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



Further Information

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