

EBBW VALE - MORRISONS SUPERMARKET - NP23 5WS



LARGE RETAIL UNIT TO LET ADJACENT TO MORRISONS SUPERMARKET

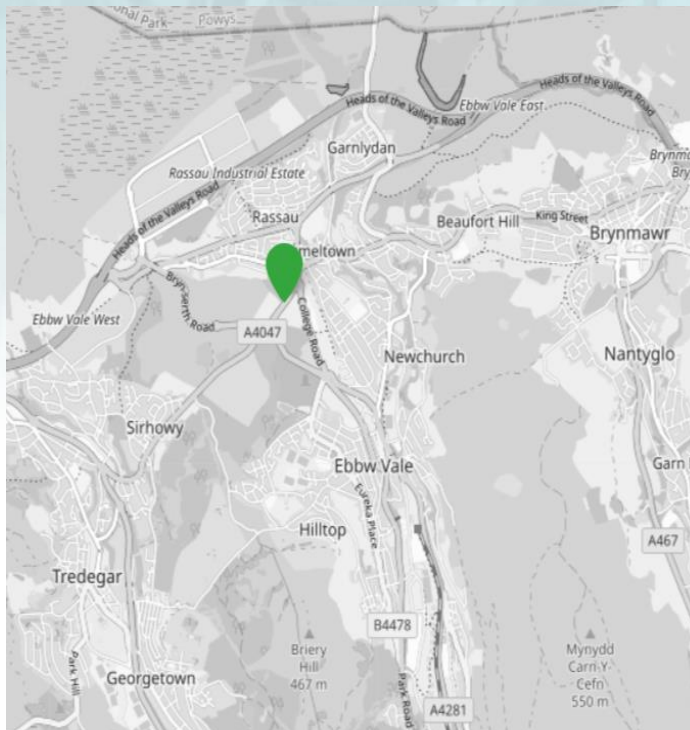
LOCATION

Ebbw Vale is 11 miles southwest of Merthyr Tydfil and 3 miles northeast of Brynmawr. The town has a population of approximately 19,633 (Census, 2021).

Morrisons is one of the main supermarkets in and around Ebbw Vale and provides a range of in-store services for the surrounding suburbs.

The subject premises is situated adjacent to the Morrisons store and benefits from a large free surface car park.

Nearby retailers include: **Screwfix**, **B&M**, and **KFC**.



TERMS

The unit is available by way of new effectively full repairing and insuring lease, for a term to be agreed.

Further details available upon request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Lobby	1,063 sq.ft (99 sq.m)
Ground Floor Sales	10,814 sq.ft. (1,005 sq.m)
Ground Floor Ancillary	3,983 sq.ft. (370 sq.m)

*Subject to on site verification

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £78,000

Interested parties are advised to make their own enquiries with the local rating authority for information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

Email: adrian@rj-ltd.co.uk or liam@rj-ltd.co.uk

Or our joint agents: EJ Hales 02920 347112

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.