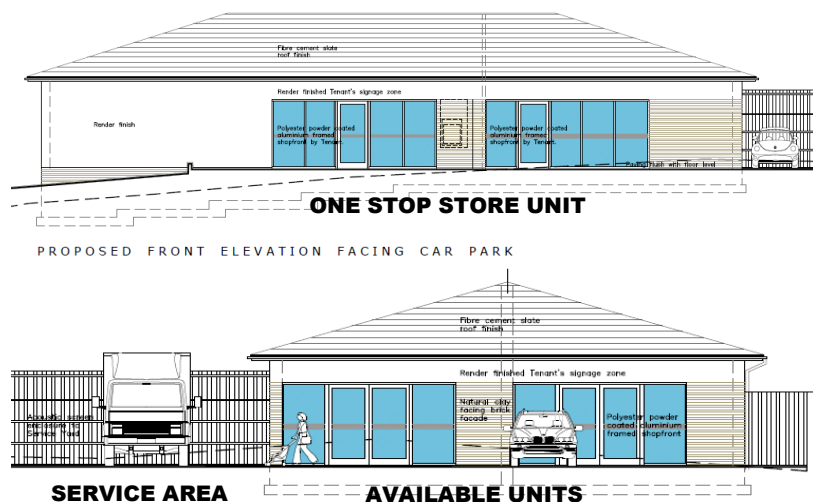


TWO NEW RETAIL UNITS TO LET with Retail A2 and A3 planning use

**800ft² (74.32m²)- 1,600ft² (148.64m²)
Adjoining One Stop Convenience Store**

King Street, Brynmawr NP23 4AE



DESCRIPTION

The development will comprise a development of 5,100 sqft with Unit 1 prelet to One Stop Stores (3,500 sqft).

1,600 sqft is available as one or two units of 800 sqft. The scheme has the benefit of 12 on site car parking spaces.

LOCATION

Brynmawr is located within Blaenau Gwent Borough Council, at the head of the Blaenau Valley. Direct access to the town is given off the A467, which links the A465 Heads of the Valleys Road to Newport.

Notable retailers represented in the town include: **Asda, Halfords, Peacocks, Home Bargains, Store 21, Farmfoods**, amongst others.

The scheme is located with frontage to King Street immediately adjacent to the town centre and a free car park.

ONE STOP STORES

One Stop is a national retail convenience business with over 750 shops throughout Wales and England. One Stop is open 7 days a week from early to late.

ACCOMMODATION

	Imperial	Metric	
Unit 1	3,500sqft	325.20sqm	Let to One Stop Stores Ltd
Unit 2	800sqft	74.32sqm	To Let
Unit 3	800sqft	74.32sqm	To Let

Units 2&3 can be combined to provide up to 1,600 sqft.

TENURE

The units will be available by way of a new lease on a tenant full repairing and insuring basis.

Alternatively freehold offers may be considered.

PLANNING

Suitable for Retail, A2, A3 uses.

RENTAL

On application.

RATES

We strongly advise all interested parties they must rely on their own enquiries to Local Authority Rates department.

**Fletcher
Morgan**

029 2037 8921

Chartered Surveyors
25 Park Place Cardiff CF10 3BA
www.fletchermorgan.co.uk

TIMING

Units available mid 2016.

V.A.T.

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

ENERGY PERFORMANCE RATING

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole Agents Fletcher Morgan.

Matthew Jones

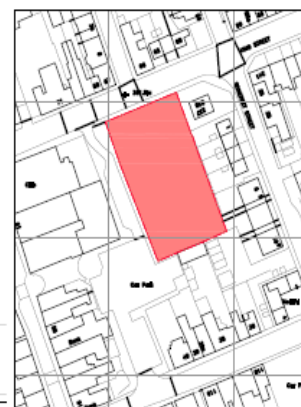
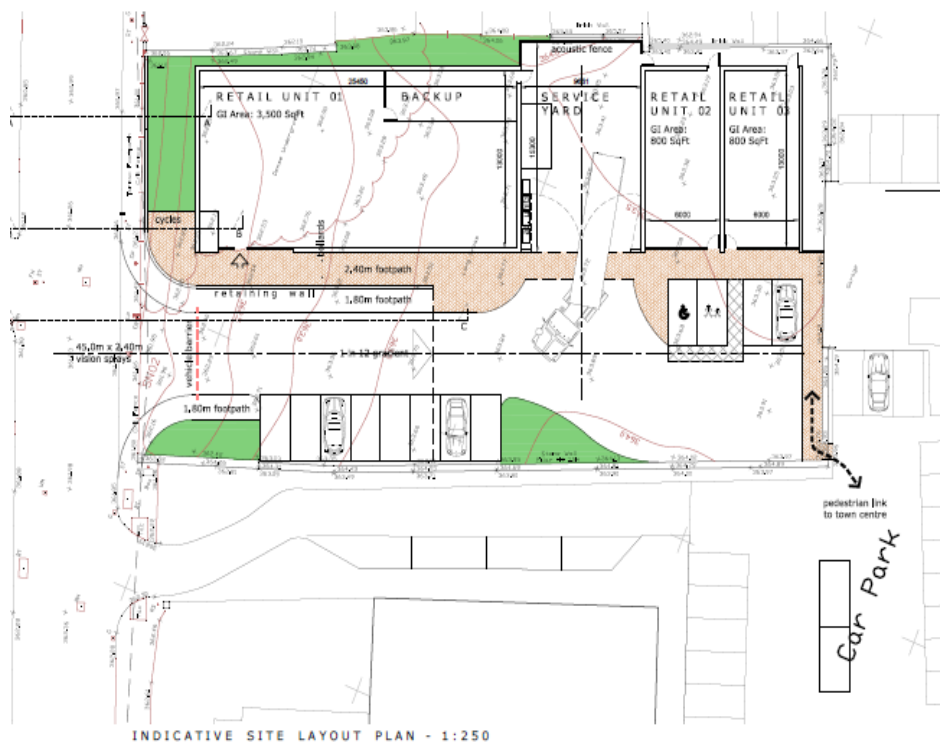
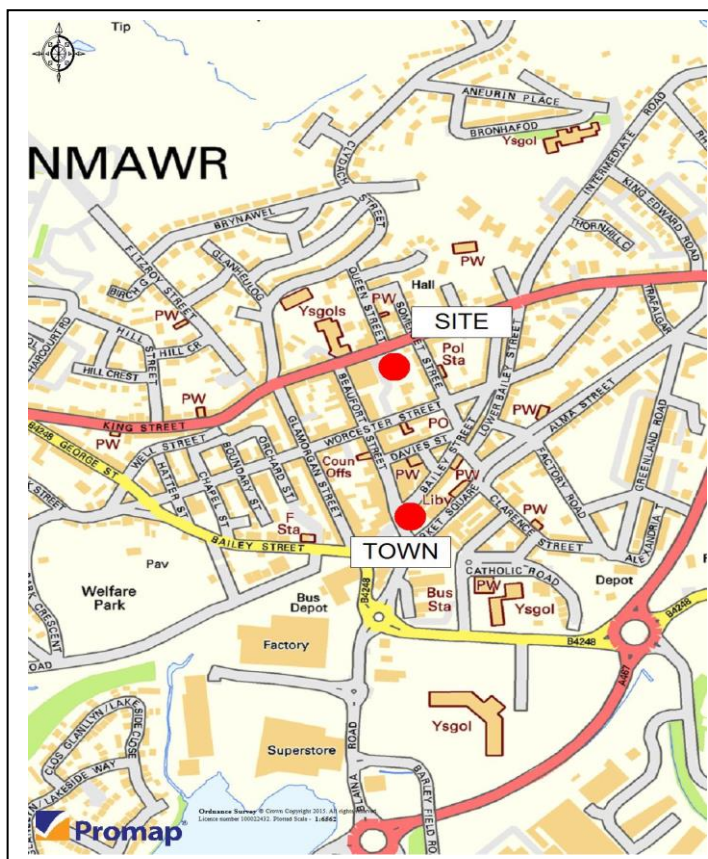
matthew.jones@fletchermorgan.co.uk

Tel: 029 2037 8921

Richard Ryan

richard.ryan@fletchermorgan.co.uk

Tel: 029 2037 8921



LOCATION PLAN - 1:1250

INDICATIVE SITE LAYOUT PLAN - 1:250

The property is subject to a discloseable interest under S.21 of the Estate Agents Act 1979.

**Fletcher
Morgan**
029 2037 8921



the mark of
property
professionalism
worldwide

"Fletcher Morgan (and its subsidiaries and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Fletcher Morgan 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 Fletcher Morgan (and its subsidiaries and their joint agents where applicable) 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) Fletcher Morgan (and its subsidiaries where applicable) 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 any 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 for their requirements.

22/10/2015