

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

In-store Unit, Morrisons,
Beaufort Road, Ebbw Vale NP23 5WS

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com



43.58 sq m (469 sq ft)

Within a **Morrisons** supermarket

Offers invited

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Location

Ebbw Vale is a small town that borders the Brecon Beacons National Park with a population of approximately 33,000 (Ebbw Vale and Brynmawr conurbation). The subject premises is a retail unit located within the **Morrisons** supermarket which is prominently located to the north of the town.

The supermarket is situated close to **B&M, KFC** and **The Outlet**. There is also a Petrol Filling Station and extensive customer parking as part of the Morrisons site.

Description

The unit is rectangular shaped and benefits from a prominent location with high visibility from the customer checkout.

Accommodation

The property comprises the following approximate floor areas:

Total	Sq m	Sq ft
	43.58	469

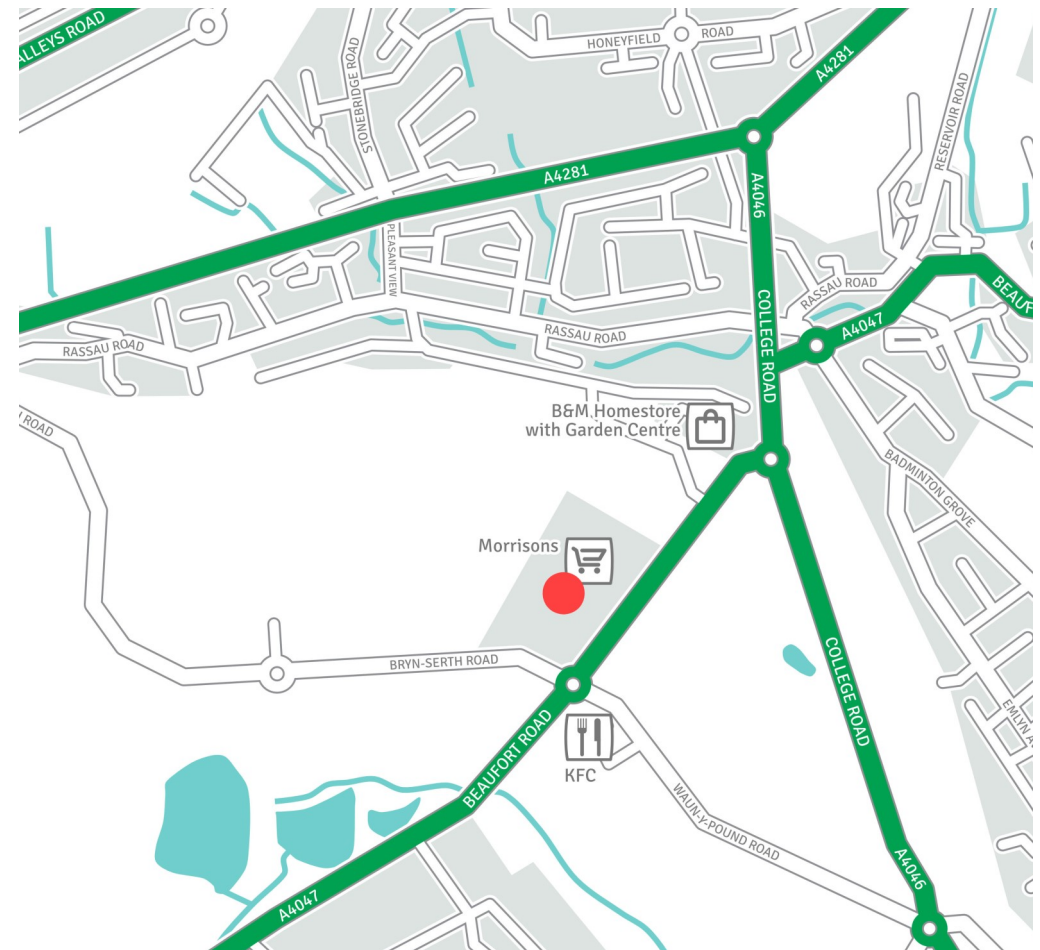
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.



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Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed, the tenant will become responsible for the rates payable.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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