

UNITS TO LET



Crumlin Institute Building Crumlin Square Newport NP11 4QD

- Suitable for various uses “Subject to Planning” including retail, office and A3 (hot food)
- Located in a busy location
- Units of varying sizes available

Location

The subject property is located within the heart of the town of Crumlin's commercial centre. Crumlin is a valley town located some 12-miles north of the M4 motorway which is linked by the A467 which links to junction 28 of the M4 motorway. The road network also links via the B4251 to the west giving access to Blackwood, Oakdale and beyond as well as the A472 to the east giving access to Pontypool and Cwmbran.

The immediate area comprises a mixture of commercial, residential and leisure uses and has a mixture of commercial occupiers including a convenience store, chemist and A3 operators.

Description

The Crumlin Institute itself is of brick construction with sandstone reveals arranged over lower ground, ground, 1st and 2nd floor levels.

The building has a striking appearance and is highly visible to surrounding area.

The subject units are located on the ground floor of the subject property with shop fronts to the north and south. All shop fronts will be refurbished.

The six available units comprise retail areas with WC facilities and are a mixture of sizes and are generally arranged over ground and sometimes lower ground levels. Each unit has Virgin / fibre available and are separately metered for both water and electricity.

Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Unit	M ²	Sq.f	Rent £ pa excl.	*R/V £
Unit 1	61.77	729	£6,500	£4,450
Unit 2	38.34	412	£5,600	£2,850
Unit 3	48.30	520	£5,400	£3,500
Unit 3a G/F	46.32	498	£6,500	£4,050
Unit 3a Basement	29.33	315		
Unit 4 G/F	54.21	564	£6,500	£3,700
Unit 4 Basement	41.79	450		
Unit 5 G/F	60.00	646	£7,500	£4,300
Unit 5 Basement	54.85	593		

*R/V Effective date 1st April 2023 – to present.

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Caerphilly County Borough Council – www.caerphilly.gov.uk.

Tenure & Terms

The units are available by way of a new lease for a term of years to be agreed.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoing's i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

Energy Performance Rating

TBC – Subject to ongoing refurbishment works.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.