



TO LET

Prime retail unit

1,006 sq.ft

(93.4 sq.m)

8 General Rees Square, Cwmbran Shopping Centre

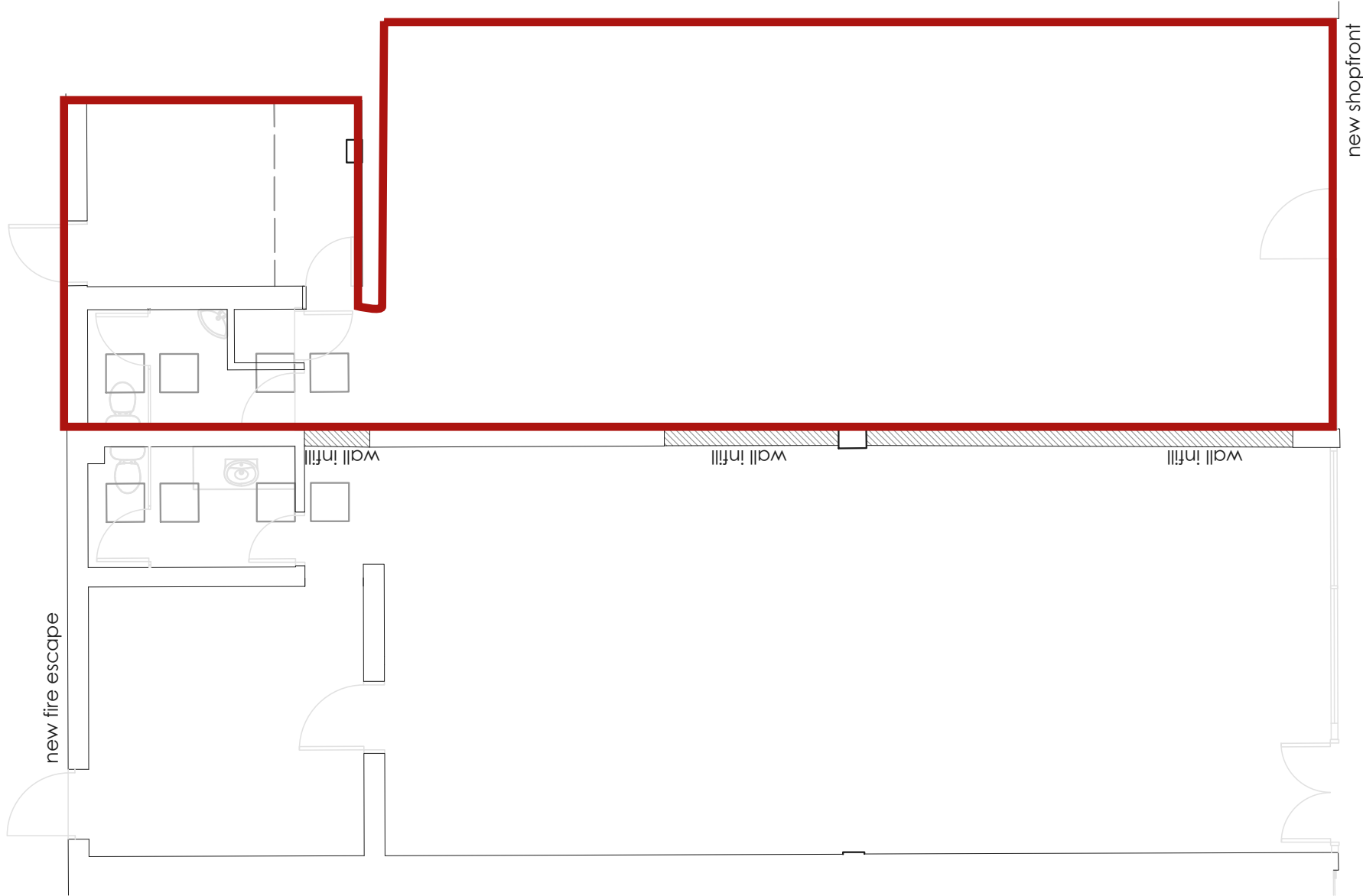
- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Dunelm, The Range, and JD Sports
- Nearby retailers include Primark, ASDA, The Works, and Greggs
- 3,500 free car parking spaces

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Floor Plan - Unit 7
- 1129sq ft.

Floor Plan - Unit 8
- 1076sq ft.

8 General Rees Square, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	1,006	93.4
TOTAL	1,006	93.4

Description

The premises occupy a prime location on The General Rees Square. Nearby Primark, Asda, The Works, and Greggs.

Cwmbran Shopping Centre is anchored by Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

Rent

£37,500 per annum exclusive.

Rates

Rateable value of £39,500 Rateable value is subject to change. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

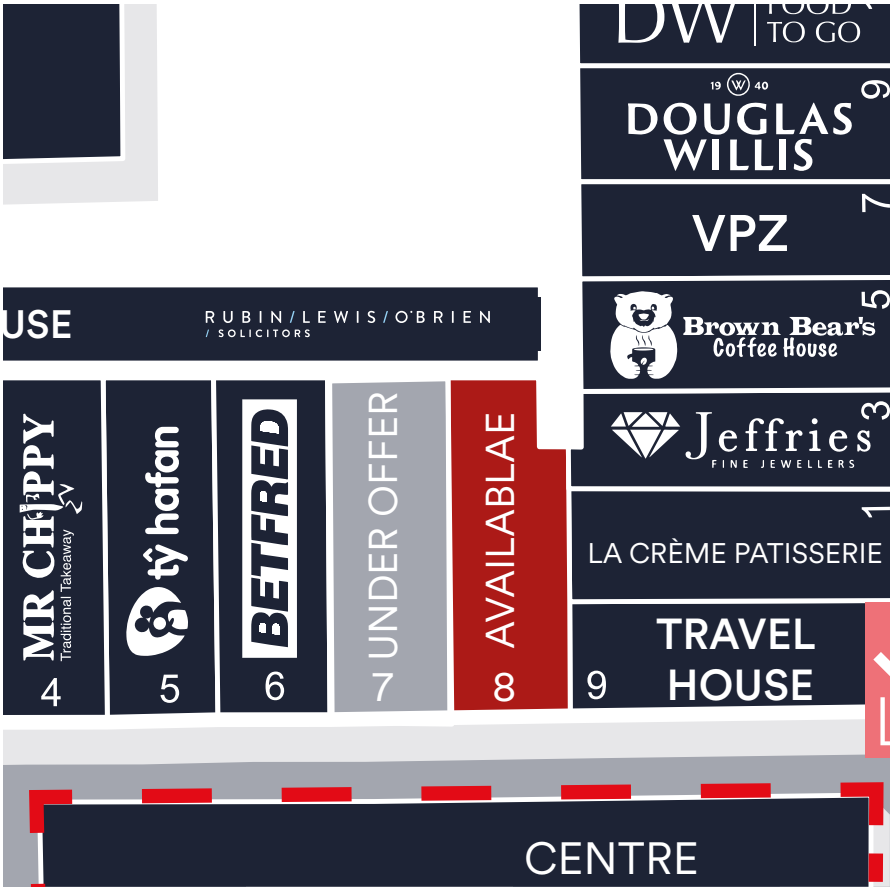
The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £7,272 per annum. Insurance is £699.

Energy Performance

8 General Rees Square has an EPC Rating of D. Further information available upon request.



Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994
philip@ejhailes.co.uk



Mark Crookes 07831 265072
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