

TO LET

Prime retail unit

1,980 sq.ft

(183.9 sq.m)

15 North Walk, 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



15 North Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	1,980	183.9
TOTAL	1,980	183.9

Description

The premises occupy a prime location on North Walk. 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

£32,500 per annum exclusive.

Rates

Rateable value of £29,500 (with rates payable of £15,800). 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

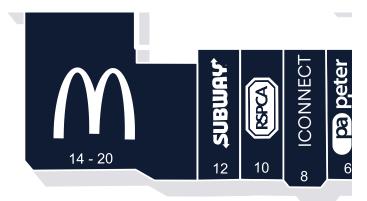
This unit participates in a service charge of £16,274 per annum. Insurance is £1,221 per annum.

Energy Performance

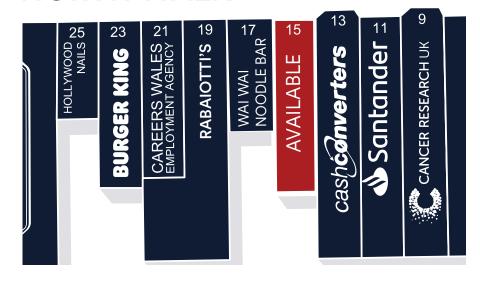
Further information available upon request.

Planning

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



NORTH WALK



Legal Costs

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

MISEPRESENTATION ACT. 1971 London & Cambridge Properties: Limited (Company) Number 028950021 the registered office of which is at LCP House, Pensent Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("w") pile of the them, not do they from any part of a contract. [We do not be now and where some all information in in this browlers is accurate. If you find any inaccurate information is accurate. If you find not remain in this browlers as scarcine. If you find any inaccurate information is accurate. If you find any inaccurate information is accurate. If you find any inaccurate information is accurate. If you find any inaccurate information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this browlers as statements on the particulars in the browler as statements on the basis of no liability for the information and where will inevitably be errors in It.] Intending purchasers or tenants should not rely on the particulars in this browlers as statements on the basis of no liability for the information and there will inevitably be errors in It.] Intending purchasers or tenants should not rely on the particulars in this browlers as statements on the basis of no liability for the information and where will inevitably be errors in It.] Intending purchasers or tenants should not rely on the particulars in this browlers as statements on the presentation of the correctness of each of them. We provide this browlers are of the times and the provided in the particular in the browlers are of the provided in the particular in the p





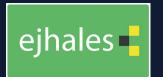


Adam Martin

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Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther

07775 910994 philip@ejhales.co.uk



Mark Crookes

07831 265072 mcrookes@mcmullenre.com

Peter Barker

07960 978795 pbarker@mcmullenre.com