



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



0117 990
2200

lcpgroup.co.uk



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

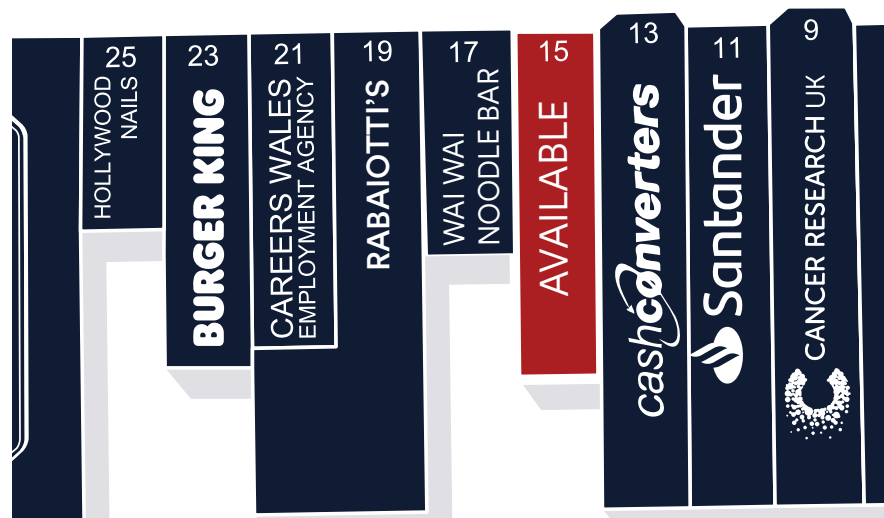
Further information available upon request.

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.

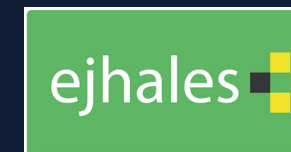


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Viewing

Strictly via prior appointment
with the appointed agents:



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