

Cwmbran

South East Wales

LEISURE@CWMBRAN



Popular leisure destination in large catchment

Tiffins
INDIAN BUFFET RESTAURANT

Harvester

Pepe's
Piri Piri

KASPA'S
DESSERTS

vue

hollywood bowl

location



highlights



Cwmbran is located around 7 miles north of Newport and 16 miles north-east of Cardiff
 Junctions 26 and 25a of the M4 motorway are within 4 miles



established commercial location with a total working population of approximately 48,000

LEISURE@CWMBRAN provides the only leisure complex in Cwmbran

Cwmbran Shopping Centre provides **700,000** sq ft of retail and is the 2nd largest shopping centre in Wales



8 SCREEN VUE CINEMA AND 20 LANE HOLLYWOOD BOWL WITH A LATE NIGHT LICENSED BAR



Leisure@Cwmbran lies between the town's main bus and railway station next to Cwmbran Shopping Centre

A pedestrianised bridge links both Morrisons and the railway station direct to the scheme



CARADOC ROAD

Map section showing buildings along Caradoc Road and North Walk. Buildings include:

- COMFORT ZONE FURNITURE (27)
- HOLLYWOOD NAILS BEAUTY SALON (25)
- CASPIAN FISH & CHIPS (23)
- COUNCIL OFFICES (21)
- RABAIOTTI'S CAFE (19)
- DARLOWS OF CWMBRAN ESTATE AGENT (17)
- SHAW TRUST CHARITY SHOP (15)
- SHOE ZONE (13)
- SANTANDER BANK (11)
- THE MONEY SHOP FINANCIAL SERVICES (9)
- POUNDLAND (5)
- DISCOUNT S (5)
- VA (5)
- VA (5)
- HOME BARGAINS (10-12)
- HOUSEHOLD GOODS (10-12)
- AMPLIFON HEARING AIDS (13-14)
- PROFILE MENS WEAR HAIR (13-14)
- DEICHMANN SHOES (15)
- SUPERDRUG HEALTH & BEAUTY (16)
- CASHINO AMUSE (52-53)
- CONGR (52-53)
- VACANT PUBLIC HOUSE (52-53)
- CAB (52-53)
- PIZZA HOUR PIZZA TA (46)

Other labels: NORTH WALK, BUS STATION, Gwent Square.



THE JOHN FIELDING PUBLIC HOUSE
J D WETHERSPOON



GLYNDWR ROAD

Map section showing buildings along Glyndwr Road. Buildings include:

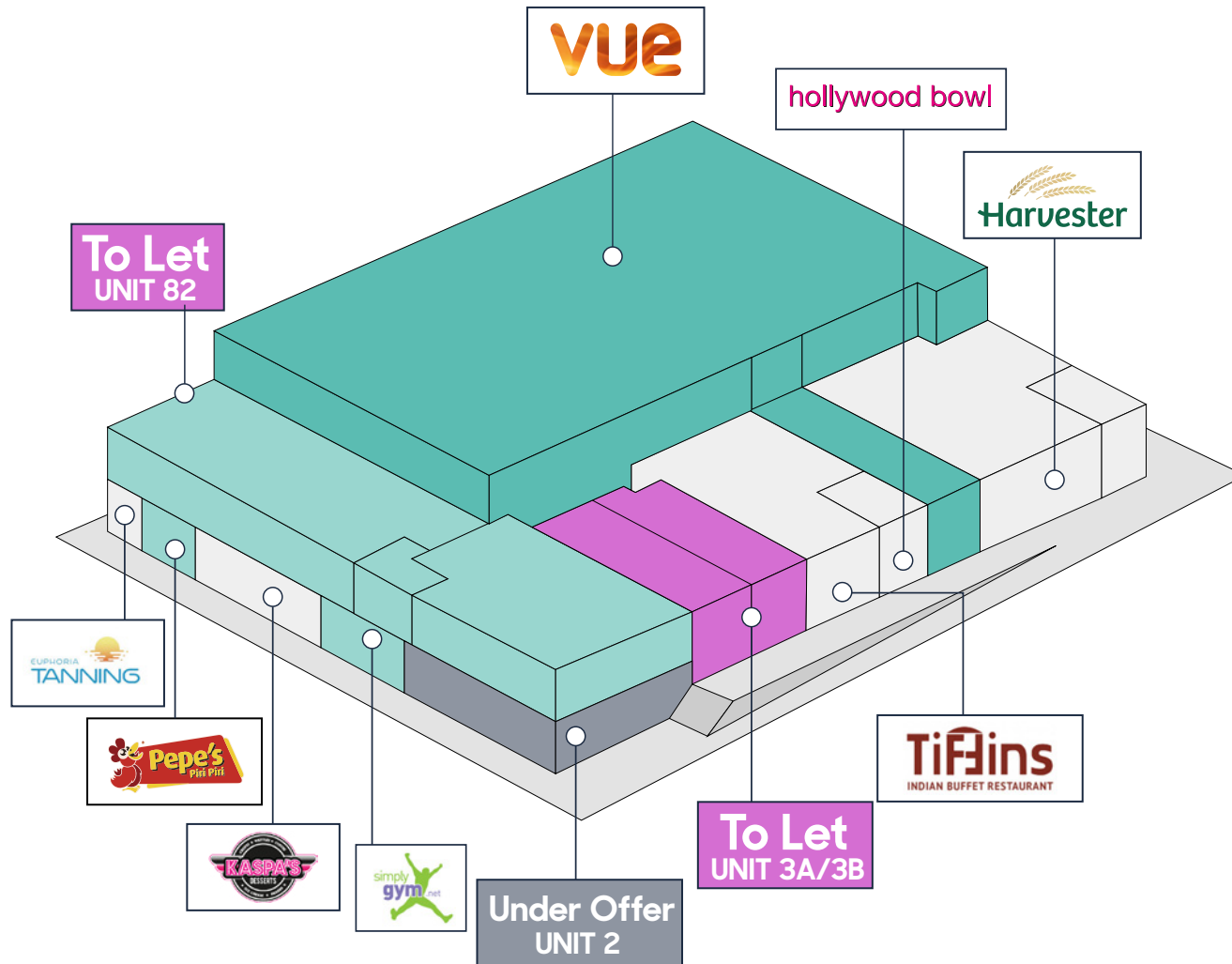
- UNDER OFFER
- TO LET
- simply gym
- KASPA'S RESORTS
- Pepe's PIZZA
- TANNING
- TI Flins
- hollywood bowl
- Harvester

Other labels: CWMBRAN (with red arrow and black arrow pointing up), TO LET, UNDER OFFER.



ST. DAVIDS ROAD

LLANTARNAM GRANGE
ART GALLERY (RETAIL)



schedule

UNIT	TENANT	SQ FT
Unit 1A	Pepe's Peri Peri	1,429
Unit 1B	Kaspas's Desserts	2,063
Unit 2	Under Offer	3,975
Unit 3A & 3B	To Let	3,426
Unit 4	Tiffin's Buffet	3,235
Unit 5	Harvester	4,715
Unit 6/7	Simply Gym	8,734
Unit 81	Euphoria Tanning	1,950
Unit 82	To Let	9,946
Cinema	Vue Cinema	21,200
Bowling	Hollywood Bowl	29,940

FOR FURTHER INFORMATION PLEASE CONTACT:

Peter Schaverien
 020 7462 8711
 07825 827 992
 peterschaverien@hdh.co.uk

Phillip Morris
 029 2034 7104
 07779 666 210
 PVM@ejhales.co.uk

Ben Davies
 029 2034 6311
 07747 058 327
 ben.davies@coark.com

Harper Dennis Hobbs

ejhales
 029 2037 8844

Cooke & Arkwright

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Oct 2019