



Location

Cwmbran is a 1,000,000 sq ft new town Shopping Centre located 10 miles north east of Cardiff and 6 miles north of Newport. Weekly footfall is in excess of 325,000.

The centre is anchored by M&S, House of Fraser, ASDA and Primark, along with Vue Cinema. The scheme also benefits from 3,000 free car parking spaces.

The unit is located on North Walk with nearby occupiers including Subway, McDonalds, CEX and Poundland.

Accommodation

| | | |
|--------------------|--------------------|--------------------|
| Ground Floor Sales | 1,579 sq ft | 146.75 sq m |
| First Floor Stock | 400 sq ft | 37.17 sq m |
| Total | 1,979 sq ft | 183.92 sq m |

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Contact

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Rent

£41,000 per annum exclusive.

Rates

| | |
|----------------|-----------------|
| Rateable Value | £37,500 |
| UBR | 0.480 (2018/19) |

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£12,711.02 (2018).

Energy Performance Certificate

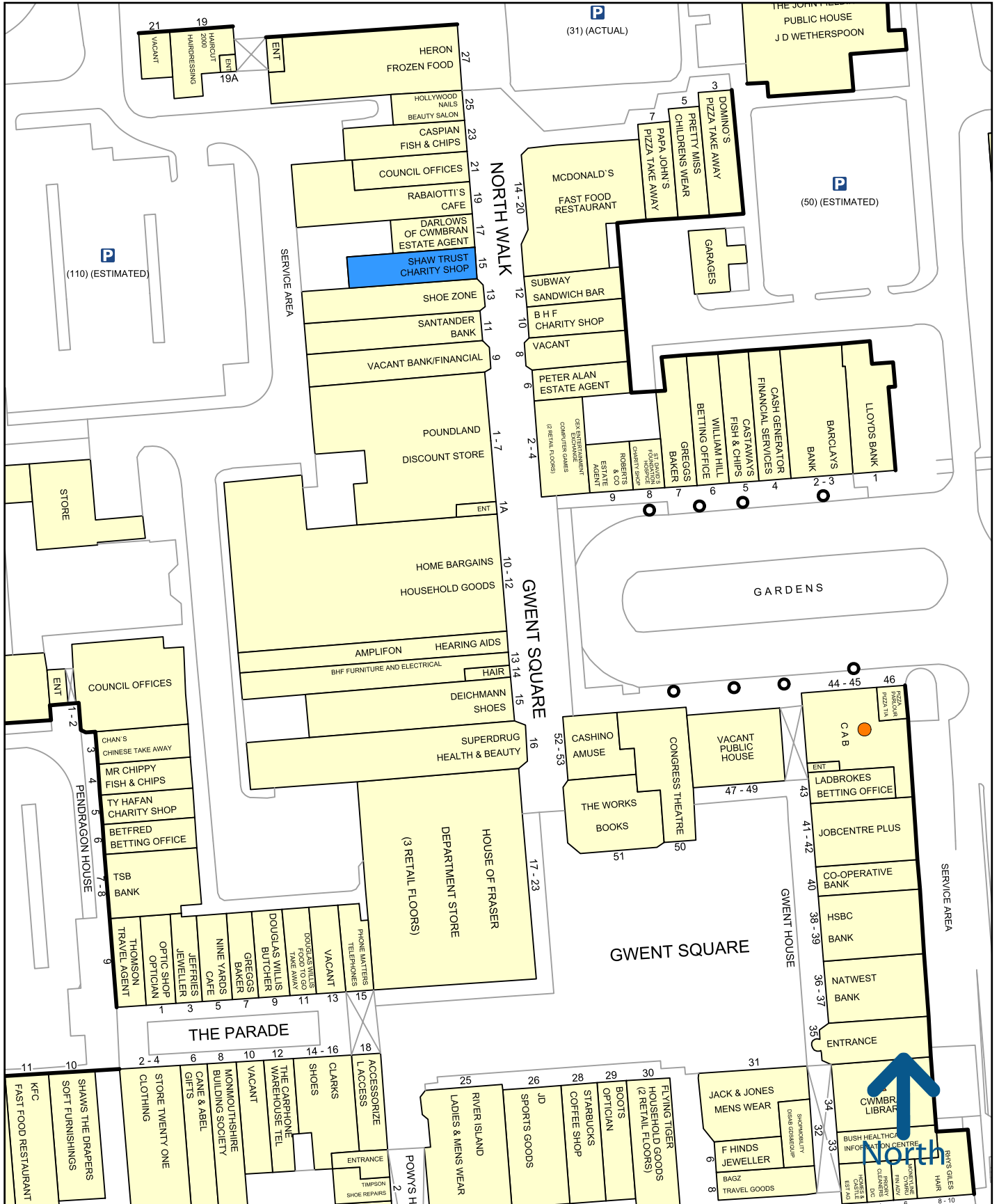
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Costs

Each party is responsible for their own legal costs incurred in the transaction.

Or through our joint agents

Philip Gwyther
EJ Hales
029 2037 8844



Experian Goad Plan Created: 04/10/2017
Created By: Kitchen LaFrenais Morgan

