



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 Monmouth Walk with nearby occupiers including Greggs, Peacocks and Sports Direct.

Accommodation

Ground Floor Sales	1,987 sq ft	184.67 sq m
First Floor Ancillary	1,956 sq ft	181.78 sq m
Total	3,943 sq ft	366.45 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

Will Thomas
+44 (0)20 7317 3717
wthomas@klmretail.com

Ben Oliver
+44 (0)20 7317 3723
boliver@klmretail.com

Rent

£55,000 per annum exclusive.

Rates

Rateable Value	£59,500
UBR	0.514 (2018/19).

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

Service Charge

£20,685 (2018).

Energy Performance Certificate

E - 109.

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

