



TO LET

Prime retail unit

879 sq.ft

(81.7 sq.m)

1 The Parade, Cwmbran Shopping Centre

- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, Dunelm, The Range and JD Sports
- Nearby retailers include Clarks and Lovisa
- 3,500 free car parking spaces



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1 The Parade, Cwmbran Shopping Centre

| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|------------|-------------|
| Sales Area | 879 | 81.7 |
| TOTAL | 879 | 81.7 |

Description

The premises occupy a prime location on The Parade. Nearby are The Works, Lovisa, Clarks, and Greggs.

Cwmbran Shopping Centre is anchored by Primark, Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

Rent

POA

Rates

Rateable value of £29,000 Rates Payable (2025/2026) £16,472. Rateable value is subject to change. 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 £7,447.83 per annum. Insurance TBC.

Energy Performance

1 The Parade has an EPC Rating of C:57. 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.

Legal Costs

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

Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994
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Mark Crookes 07831 265072
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