

ESTABLISHED FAST FOOD LOCATION

E'S CHIPPY

1633 868 801
10.30AM TO 9.30PM

MATTERED BURGER | **MARS BAR IN BATTER**

TO LET

ALL ENQUIRIES

Adam Martin 07825091440
AMartin@icpproperties.co.uk

UNDER OFFER

TO LET

Fast Food Unit

811 sq.ft

(81 sq.m)

7 Caradoc Road, Cwmbran Shopping Centre

- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, Dunelm, The Range and JD Sports
- Nearby retailers include Domino's, Wetherspoons, McDonalds and Subway
- 3,500 free car parking spaces

M **M[®]Core**
LCP UK

01179
902200

lcpgroup.co.uk



7 Caradoc Road, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	637	59
Ground Floor Ancillary	174	22
TOTAL	811	81

Description

The premises are situated on Caradoc Road in close proximity to North Walk. This part of town has an established mix of A3 catering uses with operators including Domino's, Burger King, Wetherspoons, McDonalds and Subway.

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

Rent

£19,750 plus VAT per annum exclusive.

Rates

Rateable value of £10,500 (£3,675 payable). Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

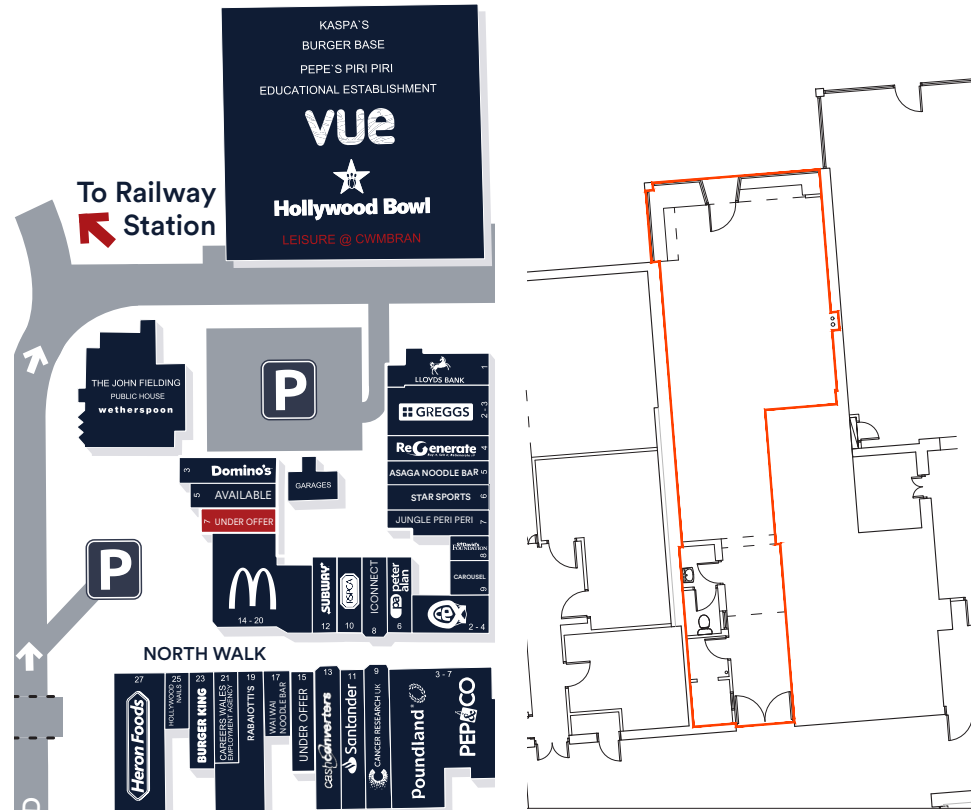
The unit has electricity connected.

Service Charge & Insurance

The estimated service charge for the year ending 31st December 2026 is £6,374 plus VAT.

Energy Performance

7 Caradoc Road has an EPC Rating of C:69. Further information available upon request.



Floor Plan

Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994
philip@ejhales.co.uk



020 3058 0200
www.mcmullenre.com

Mark Crookes 07831 265072
mcrookes@mcmullenre.com

Peter Barker 07960 978795
pbarker@mcmullenre.com

Owned and Managed by



**01179
902200**

lcpgroup.co.uk



Adam Martin 07825 091440
AMartin@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.