

POTENTIAL REMOTE STORE - further details on request

NO SMOKING
in Shopping Malls



TO LET

Prime retail unit

1,042 sq.ft

(96.8 sq.m)

19 The Mall, Cwmbran Shopping Centre

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

M **M[®]Core**
LCP UK

01179
902200

lcpgroup.co.uk



19 The Mall, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	1,042	96.8
TOTAL	1,042	96.8

Description

The premises occupy a prime location on The Mall. Nearby are HMV, Nationwide, The Entertainer, TG Jones.

Potential remote store, further details on request.

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

Rent

£37,500 pax.

Rates

Rateable value of £32,000 (£17,120 payable). 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 £6,600 per annum. Insurance is £850.

Energy Performance

19 The Mall has an EPC Rating of C. 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.



Adam Martin

0117 990 2200
07825 091440
AMartin@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



Philip Gwyther

07775 910994
philip@ejhailes.co.uk



020 3058 0200
www.mcmullenre.com

Mark Crookes

07831 265072
mcrookes@mcmullenre.com

Peter Barker

07960 978795
pbarker@mcmullenre.com