



TO LET

Retail Unit

4,185 sq.ft

(388.7 sq.m)

18 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 Domino's, Wetherspoons, McDonalds and Subway
- 3,500 free car parking spaces



01179
902200

lcpgroup.co.uk



18 The Mall, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	2,766	256.9
First Floor	1,419	131.8
TOTAL	4,185	388.7

Description

The unit is located on The Mall opposite the Post Office with nearby retailers including HMV and Clintons. Cwmbran Shopping Centre is anchored by Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

Rent

POA

Rates

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

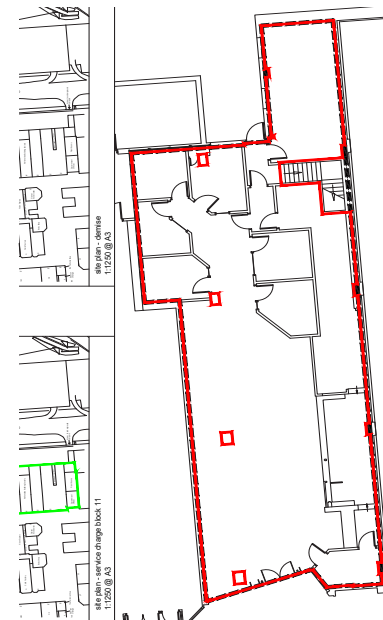
A service charge of £27,155 per annum will be levied for the maintenance of the site.

Insurance

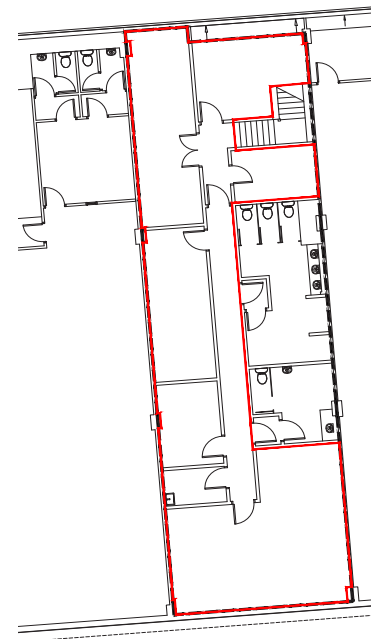
Insurance £3,200 per annum (25/26). The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

18 The Mall has an EPC Rating of C.
Further information available upon request.



Ground Floor Plan



First Floor Plan

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.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

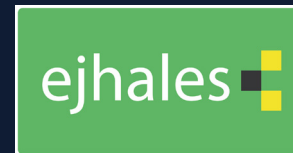


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Viewing

Strictly via prior appointment
with the appointed agents:



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