



TO LET

Prime retail unit

8,888 sq.ft

(825.7 sq.m)

13-14 Gwent Square, Cwmbran Shopping Centre, NP44 1PW

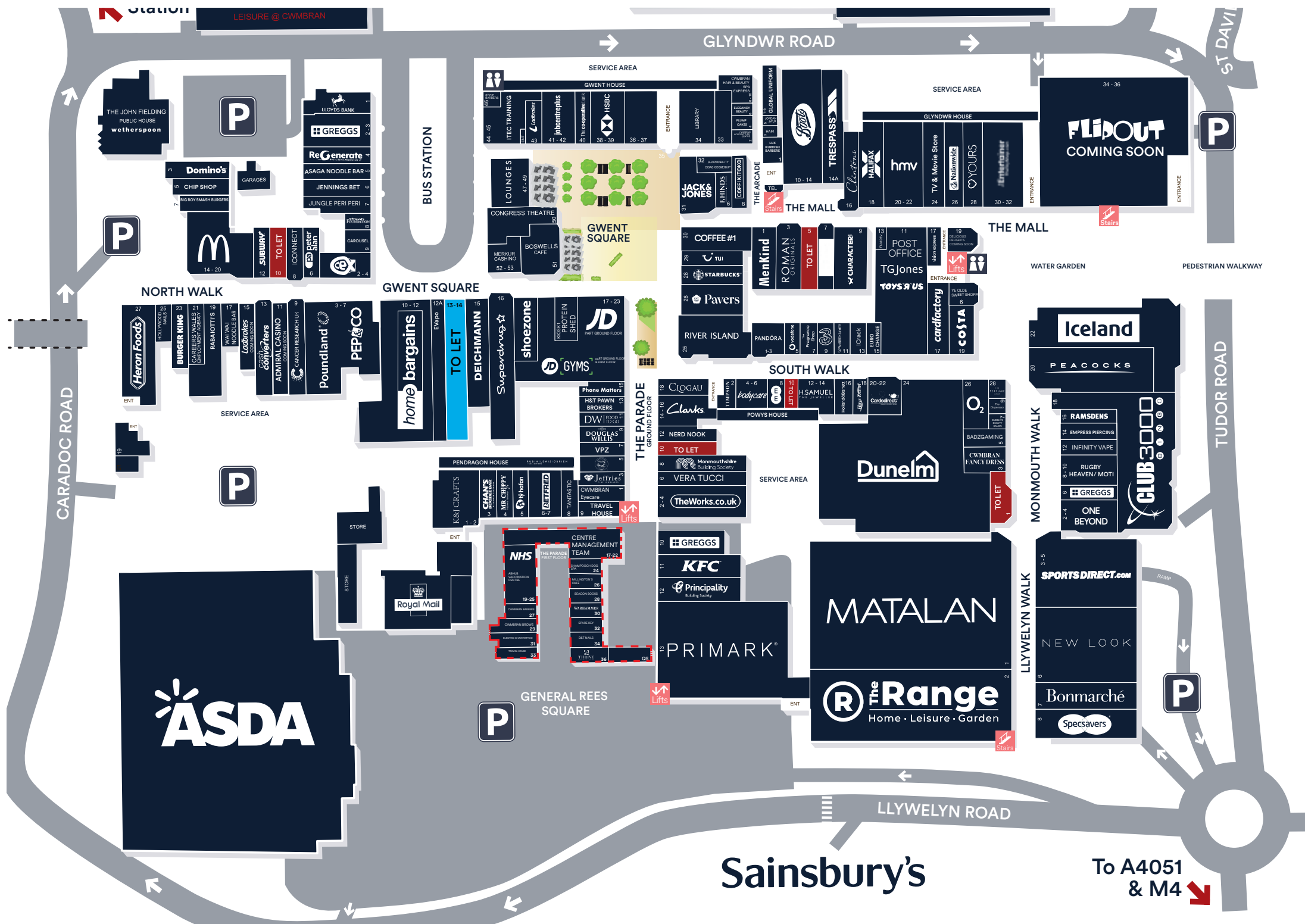
- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, Dunelm, The Range and JD Sports
- Nearby retailers include Superdrug, Deichmann and Home Bargains
- 3,500 free car parking spaces

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13-14 Gwent Square,
Cwmbran Shopping Centre
NP44 1PW

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales Area	7,688	714
First Floor Ancillary	1,200	111
TOTAL	879	825

Description

The premises occupy a prominent location fronting Cwmbran Bus Station. National operators include JD Sports & JD Gyms, Shoe Zone, Poundland, Home Bargains and CEX.

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 £71,000.

Rates Payable £35,642 (2026/2027).

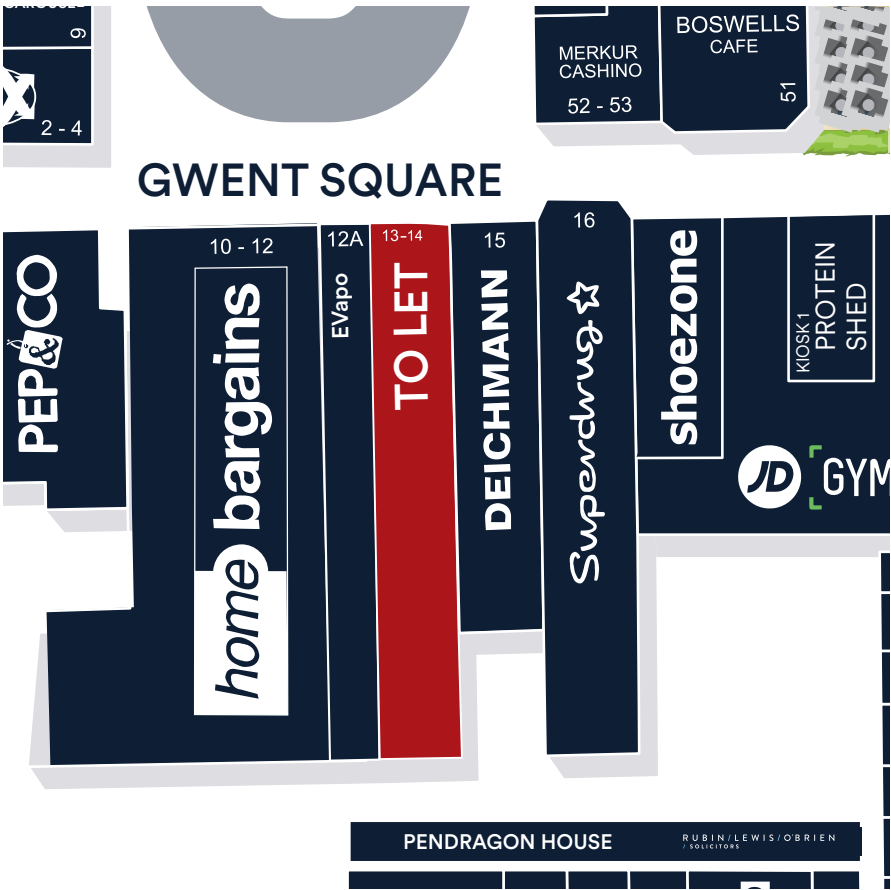
Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The estimated service charge for the year ended 31st December 2026 is £50,903 plus VAT. Insurance approx £5,000 per annum.



Energy Performance

The property has an EPC rating of C.51. 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
philip@ejhailes.co.uk



Mark Crookes 07831 265072
mcrookes@mcmullenre.com
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Owned and Managed by



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