

# FOR SALE

19 & 21 Caradoc Road, Cwmbran, Torfaen, NP44 1PP

Price  
**POA** plus VAT

Nearby retailers:



Sainsbury's

PRIMARK®



LOUNGERS

## OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT OR OWNER OCCUPATION



- Prime location in the town centre
- The town centre has 3,500 free car parking spaces and a dedicated bus station
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- Over 1M sq ft of Retail, Leisure, Office & Residential Accommodation

**LCP.**  
part of MCore

**01384  
400123**

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# A GREAT PLACE TO SHOP

Cwmbran is the only “new town” development in South Wales and is an established commercial location.

Cwmbran is located in South Wales, approximately 6.5 miles North of Newport, 16 miles north east of Cardiff and 14 miles South of Abergavenny. Jcts 26 and 25a of the M4 motorway are approximately 4 miles to the south, with access being provided via the A4051 and A4042 respectively. Cwmbran Railway Station is located within a 10 minutes walk of the town centre and provides a regular and direct service to Cardiff and Newport with journey times approximately 30 minutes and 10 minutes respectively.



Heart of the town centre  
and all local amenities



Prime town centre location



Strong seasonal footfall



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# OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT OR OWNER OCCUPATION

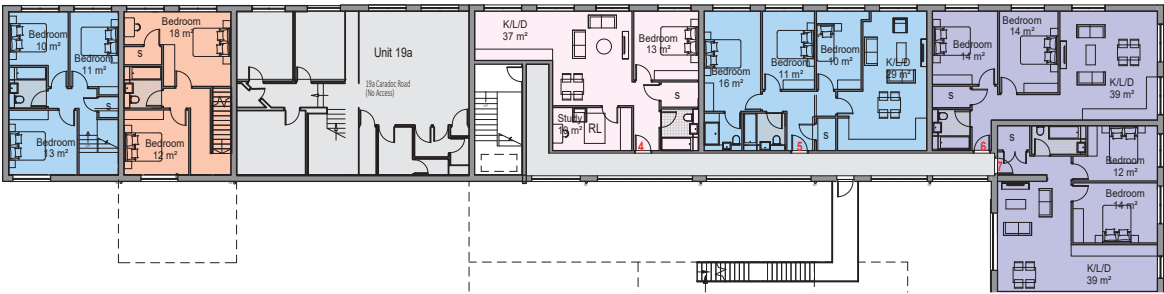
## Description

Unit 19-21 Caradoc Road

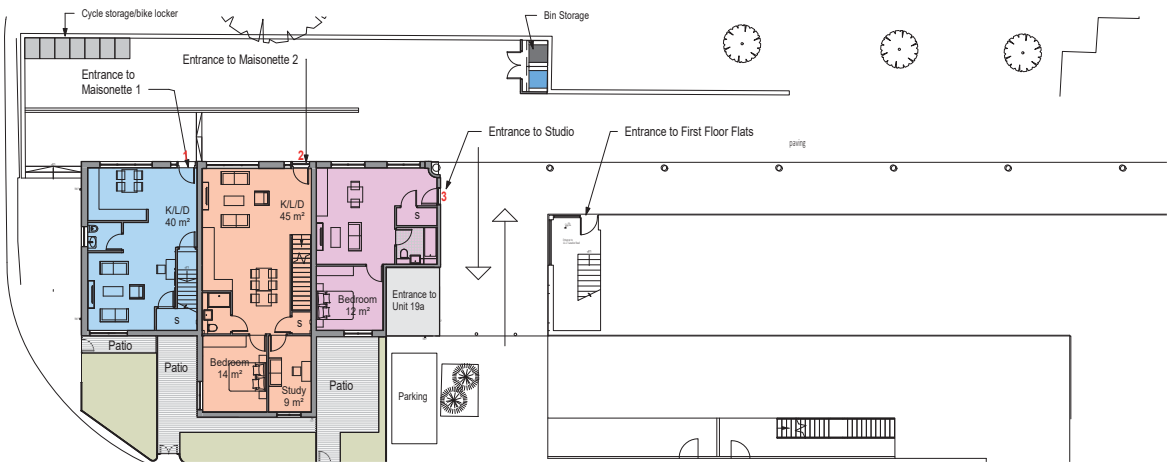
Opportunity for residential development or owner occupation

Areas	Sq.ft	Sq.m
TOTAL	2,138	198.6

## PROPOSED FIRST FLOOR



## PROPOSED GROUND FLOOR



# PROMINENT LOCATION

## Location - NP44 1PB

Cwmbran's catchment contains a population of 683,000 residents, with 305,500 in the core catchment (primary and secondary segments), from which it draws 81% of its shoppers. The age of the population is broadly in line with the UK and Welsh average, dominated by ages 25-64.

Cwmbran's residents have an annual spend potential of £4.6 billion on non grocery items, with the equivalent shopper spend totalling £862m. The large catchment spans north beyond Abergavenny and south encompassing Newport.

### Rent POA

### Rates

Rateable value of £15,500. 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 £19,526 per annum. Insurance is £1,422.

### Energy Performance EPC is C.

### 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:



Owned and Managed by

**LCP.**  
part of M<sup>1</sup>Core

**0117 990  
2200**



**Adam Martin** 07825 091440  
AMartin@lcpproperties.co.uk

\*Potential occupiers to make own enquiries to clarify accuracy of data

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