

TO LET

Prime retail unit

430 sq.ft

(40 sq.m)

6 The Arcade, Cwmbran Shopping Centre

- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, ASDA, Dunelm, The Range, and JD Sports
- Other nearby retailers include Coffi Kittoko, Menkind, Coffee #1, TUI, and Jack Jones
- 3,500 free car parking spaces

LCP.
part of IM'Core

**01384
400123**

searchlcp.co.uk



RETAIL UNIT TO LET

VIEW DETAILS



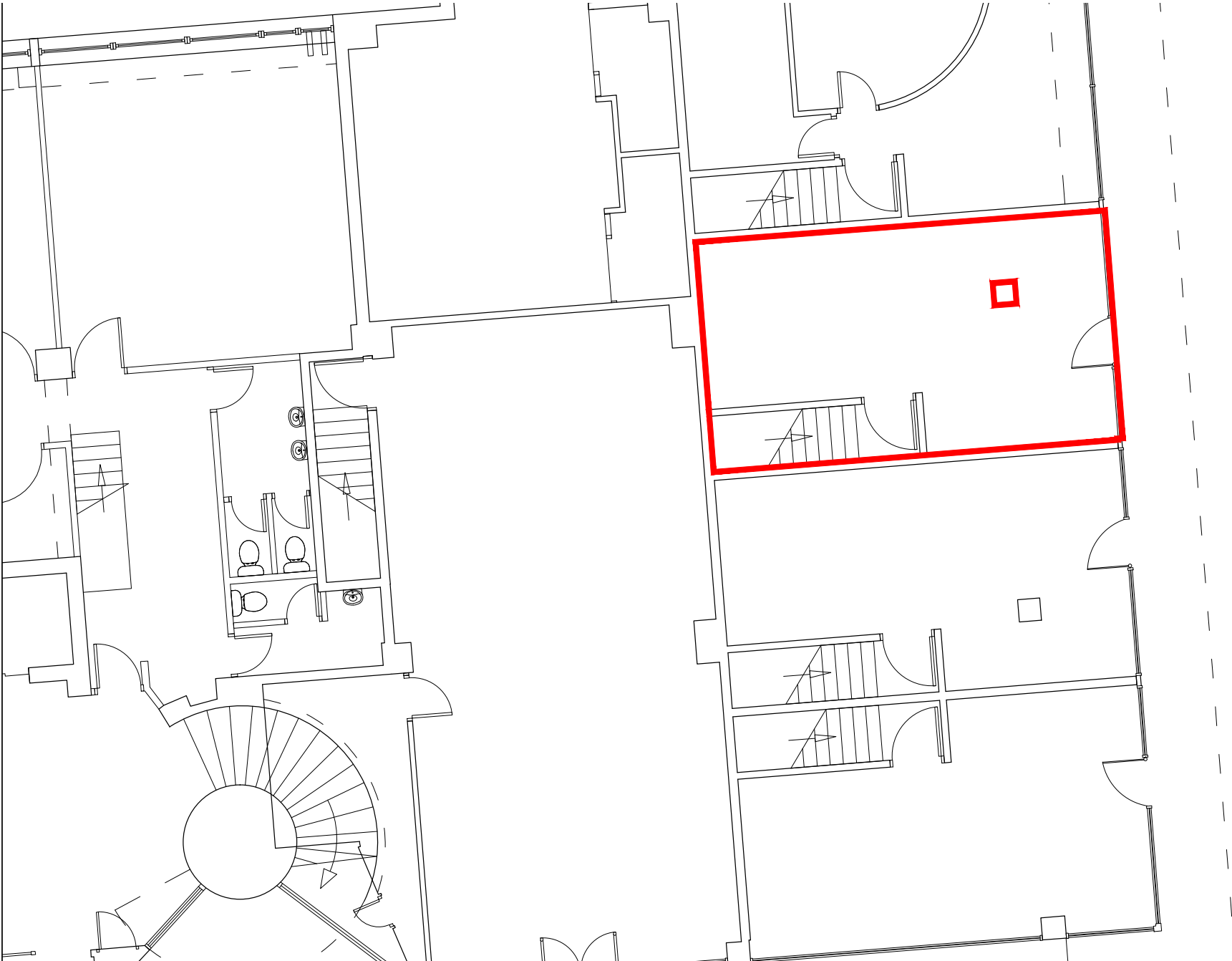
Philip Gwyther
M: 07775 910994
E: philip@ejhailes.co.uk



Peter Barker M: 07960 978795
E: pbarker@mcmmullenre.com
Mark Crookes M: 07831 265072
E: mcrcrookes@mcmmullenre.com



Alex Williams
M: 07741 951843
E: AWilliams@lcpproperties.co.uk



6 The Arcade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	430	40
TOTAL	430	40

Description

The premises occupy a prime location on The Arcade. Nearby retailers include Coffi Kittoko, Menkind, Coffee #1, TUI, and Jack Jones.

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

Rent

£10,950 per annum exclusive.

Rates

Rateable value of £9,500 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 £4,054 per annum. Insurance is £286.

Energy Performance

6 The Arcade has an EPC Rating of C. Further information available upon request.



Planning

It is the incoming 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



020 3058 0200
www.mcmullenre.com

Mark Crookes 07831 265072
mcrookes@mcmullenre.com
Peter Barker 07960 978795
pbarker@mcmullenre.com

Owned and Managed by



01384 400123
searchlcp.co.uk



Adam Martin 07825 091440
AMartin@lcpproperties.co.uk