

ADJACENT TO RECENTLY OPENED

Lovisa



TO LET

Prime retail unit

1,325 sq.ft

(123 sq.m)

6 The Parade, Cwmbran Shopping Centre

- Town Centre footfall c. 20m pa
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

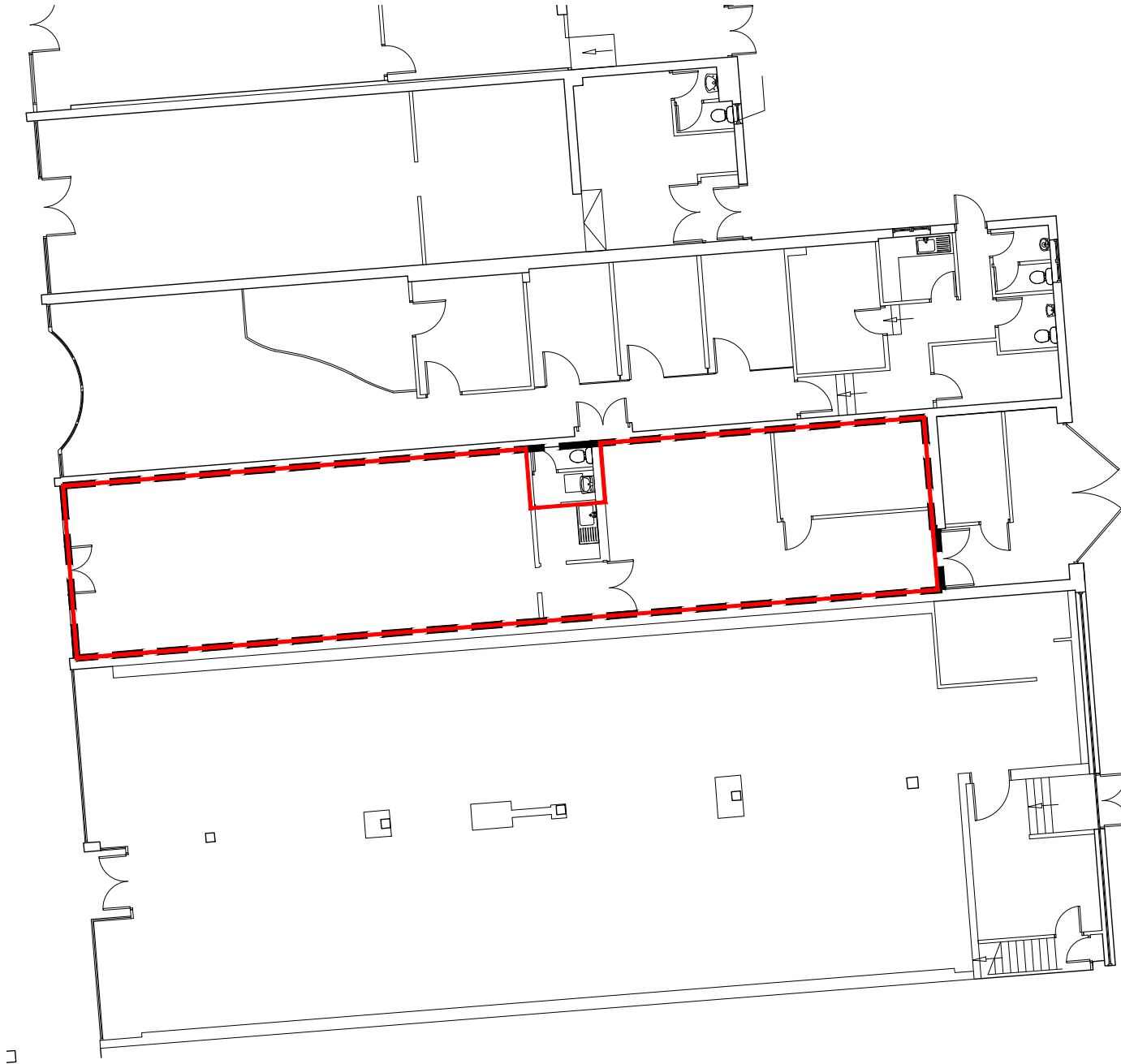
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## 6 The Parade, Cwmbran Shopping Centre





# 6 The Parade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	781	73
Rear Storage	544	51
<b>TOTAL</b>	<b>1,325</b>	<b>123</b>

## Description

The premises occupy a prime location on The Parade. Nearby retailers include Lovisa, Greggs and River Island

Cwmbran Shopping Centre is anchored by Primark, ASDA, Dunelm, numerous national multiples and provides 3,500 free car parking spaces.

## Rent

£35,000 per annum exclusive.

## Rates

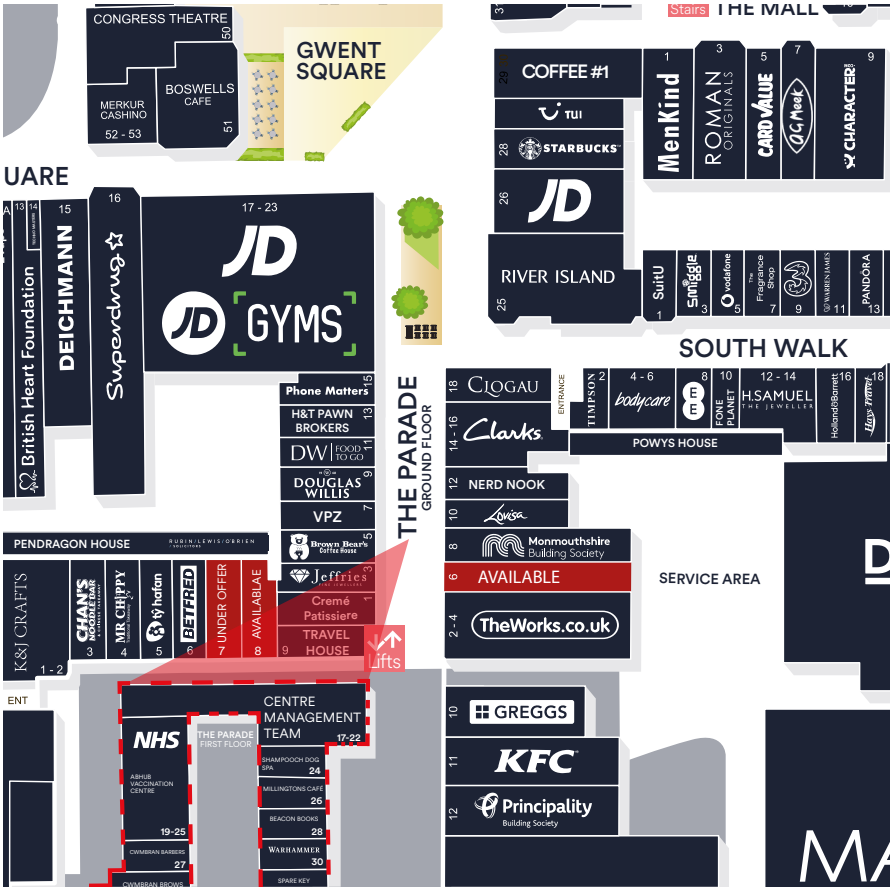
Rateable value of £28,000 Rateable value is subject to chang. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Services

The unit has electricity connected.

## Service Charge & Insurance

This unit participates in a service charge of £6,163 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



## Energy Performance

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@ejhales.co.uk



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

Owned and Managed by



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