



22.26m  
Annual Footfall\*  
\*2024 data provided by mytraffic

3,500  
FREE Car Park Spaces

683k  
Catchment Population

COMING SOON  
UPSIZED **PANDORA** STORE  
**BADRHINO** **SQUEEZING**



KEY ANCHORS

**Dunelm** **the Range**  
Home · Leisure · Garden

RECENTLY OPENED

**CHARACTER**.COM YE OLDE SWEET SHOPPE  
LOUNGERS **BURGER KING** TUI Coffee#1  
TRAVEL HOUSE **OneBeyond** PRIMARK®

PRIMARK®

RIVER ISLAND

NEW LOOK

MATALAN



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

- Prime location in the town centre
- The town centre has 3,500 free car parking spaces and a dedicated bus station
- 7kW twin Electric Car charging points in the undercroft of General Rees Car Park
- 12 ultra-fast PoGo available in the John Fielding Car Park
- Cwmbran currently ranks in the top 4% of centres nationally for spend potential



### Drive Times

Newport	14 minutes
Abergavenny	30 minutes
Cardiff	35 minutes
Bristol	44 minutes
Swansea	1 hour 11 minutes

Source: Google Maps Feb 22 (by Car)



**3,500**  
FREE Car Park Spaces



Spend potential within the  
**TOP 4%**  
of centres nationally

**22.26m**  
Annual Footfall\*  
\*2024 data provided by mytraffic

**90,000 sq.ft**  
Leisure & entertainment development

**vue**  

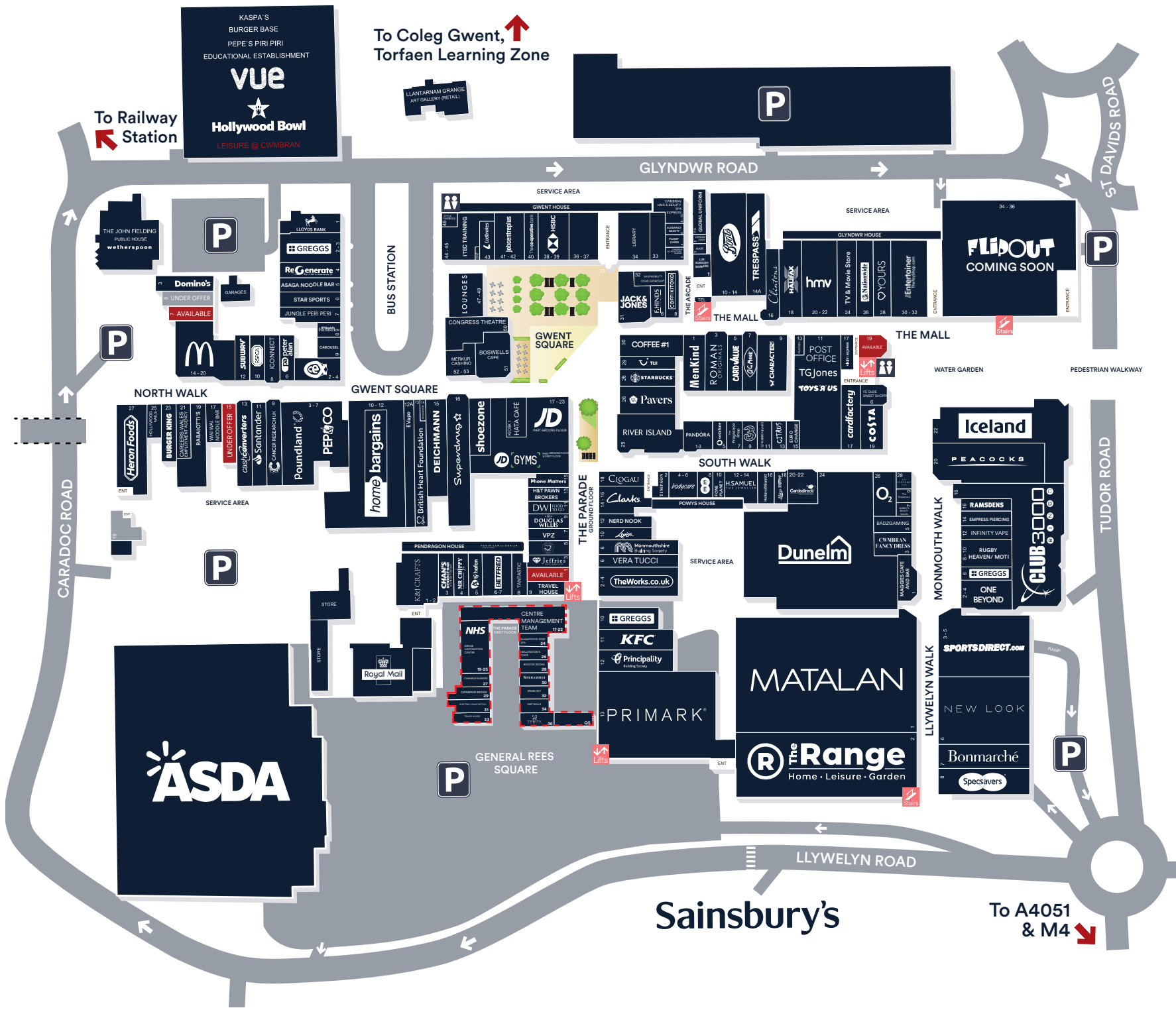


**180**  
Retail Units





Click here to view all vacant properties



To Coleg Gwent, ↑ Torfaen Learning Zone

To Railway Station ↙

Sainsbury's

To A4051 & M4 ↘

KASPA'S  
BURGER BASE  
PEPE'S PIRI PIRI  
EDUCATIONAL ESTABLISHMENT

**vue**

Hollywood Bowl  
LEISURE @ CWMBRAN

THE JOHN FIELDING PUBLIC HOUSE  
wetherspoon

**P**

ReGenerate

ASAGA NOODLE BAR

STAR SPORTS

JUNGLE PERI PERI

Domino's

UNDER OFFER

AVAILABLE

Garages

McDonald's

14-20

subway

12

ICON NEST

10

PERI PERI

8

CAPODEL

2-4

LLANTYRNAM GRANGE ART GALLERY (RETAIL)

GLYNDWR ROAD

SERVICE AREA

GYM HOUSE

ENTRANCE

LIBRARY

34

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

LOUNGES

44-45

43

42

41

40

39

38

37

36

35

34

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

CONGRESS THEATRE

BOSWELL'S CAFE

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

THE MALL

COFFEE #1

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

MenKind

ROMAN ORIGINALS

CRAN VINE

CHARACTER

POST OFFICE

TG Jones

TOYS R US

cardfactory

co'sta

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

STARBUCKS

Pavers

RIVER ISLAND

PANDORA

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Clarks

NERD NOOK

VERA TUCCI

TheWorks.co.uk

2-4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

Phone Matters

TEST PARTY BROTHERS

DWILLIAMS

DOUGLAS WILLS

VPZ

TRAVEL HOUSE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32



## CWMBRAN

### Catchment

Cwmbrian'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.

Cwmbrian'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.

### Demographics

43%

of Cwmbrian's catchment are: Young Family Groups, Modest Means and Striving Families. These local customers are well aligned to the mass market and value focused brand mix within the centre.

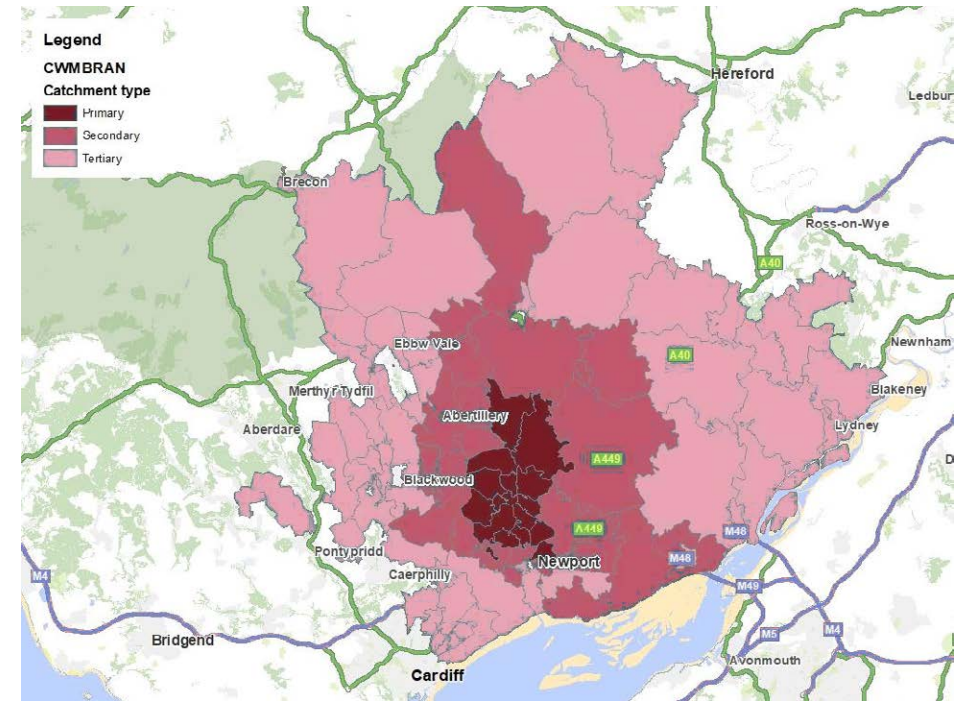
With a diverse catchment, Cwmbrian Centre serves affluent families to the east, who will shop multiple destinations annually, and mid to lower affluent families to the west, who will be loyal customers shopping on a regular basis.

### Catchment

Catchment	Total Population	Penetration (%)
Primary	112,875	62
Secondary	190,700	19
Tertiary	379,564	6
<b>Total Catchment</b>	<b>683,139</b>	<b>87</b>

Age Band	Percentage of Catchment Population	UK Average Percentage	Wales Average Percentage
0-15	19	19	18
16-24	9	11	11
25-44	24	26	24
45-64	27	26	26
65+	20	19	21

Source: Experian

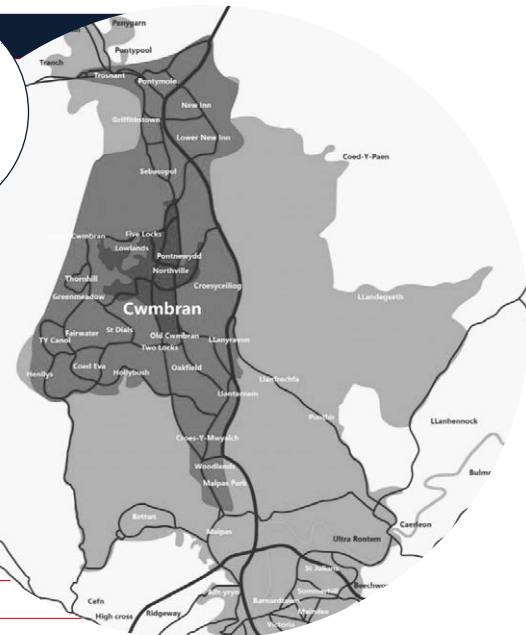


### Buses servicing the town centre:

Service	Route
1	Cwmbrian - Pontnewydd - Upper Cwmbrian - Thornhill
2	Cwmbrian - Croesyceiliog - Cwmbrian
5	Cwmbrian - St Dials - Fairwater (Circular) - Cwmbrian
6	Cwmbrian - Greenmeadow - Ty Canol - Cwmbrian
7	Cwmbrian - Hollybush - Coed Eva - Cwmbrian
15	Trevethin - Pontypool - New Inn - Cwmbrian - Oakfield - Llantarnam - Malpas - Newport ( Market Square )
21	Blackwood - Pontllanfraith - Swfrydd - Old Furnace - Pontypool - Griffithstown - Cwmbrian & return
22	Ebbw Vale - Waunlywd - Aberbeeg - Swfrydd - Hafodyrnys - Pontypool - Cwmbrian
23	Varteg Hill - Garndiffaith - Talywain - Abersychan - Pontnewydd - Pontypool - New Inn - Griffithstown - Cwmbrian
29	Cwmbrian Train Station - Cwmbrian Bus Station - Grange University Hospital - Ponthir - Caerleon - Newport
30	Blaenavon - Pontypool - Cwmbrian
X3	Pontypool - Cwmbrian - Cardiff
X20	Newport - Cwmbrian - Pontypool - Abergavenny
X24	Blaenavon - Varteg Hill - Pontypool - Cwmbrian - Newport

### TRAVEL TIMES

- 0-5 minutes
- 5-10 minutes
- 10-15 minutes





**CWMBRAN**

Owned and Managed by

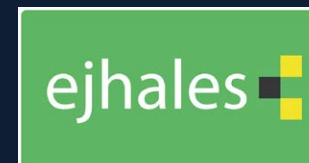
**01179 902200**

lcpgroup.co.uk

Adam Martin 07825 091440  
AMartin@lcpproperties.co.uk

## Viewing

Strictly via prior appointment with the appointed agent:



Phil Gwyther 07775 910994  
philip@ejhales.co.uk

**020 3058 0200**  
www.mcmullenre.com

Mark Crookes 07831 265072  
mcrookes@mcmullenre.com

Peter Barker 07960 978795  
pbarker@mcmullenre.com



## 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.

**Sat Nav Ref: NP44 1PB**

## Visiting Cwmbran

### By Bike:

There are 6 cycle racks at various entrances to the centre.

### By Bus:

The bus station is right in the town centre on Glyndwr Road. There is also a bus stop near Asda.

### By Train:

Cwmbran station is less than a 10 minute walk.

### By Car:

From the M4, take jct 25a or 26 and follow signs to Cwmbran. There are more than 3,500 free car parking spaces. The taxi rank is situated on the east side of General Rees car park, near The Parade.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.nics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.