

ESTABLISHED FAST FOOD LOCATION



TO LET

Fast Food Unit

1,084 sq.ft

(101 sq.m)

5 Caradoc Road, Cwmbran Shopping Centre

- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, Dunelm, The Range and JD Sports
- Nearby retailers include Domino's, Wetherspoons, McDonalds and Subway
- 3,500 free car parking spaces
- Mains Gas Supply

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LCP UK

**01179
902200**

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5 Caradoc Road, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	752	70
Ground Floor Ancillary	332	31
TOTAL	1,084	101

Description

The premises are situated on Caradoc Road in close proximity to North Walk. This part of town has an established mix of A3 catering uses with operators including Domino's, Burger King, Wetherspoons, McDonalds and Subway.

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

Rent

Rent on application.

Rates

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

Services

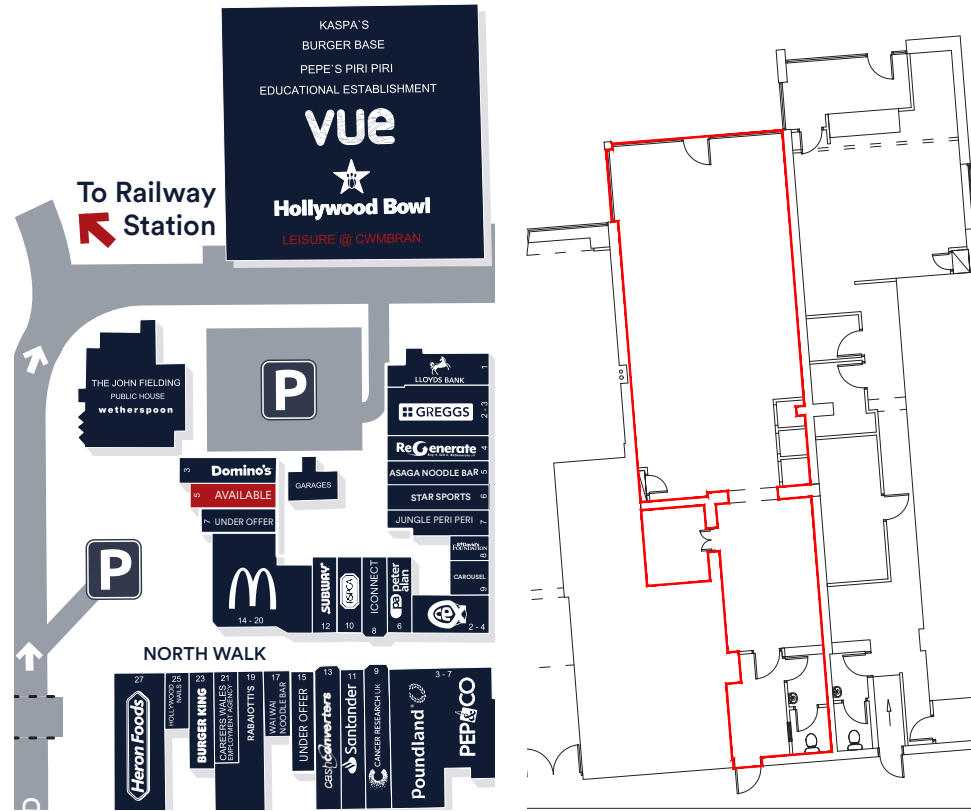
The unit has electricity and main gas connected.

Service Charge & Insurance

A service charge will be levied for the maintenance of the site. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

5 Caradoc Road has an EPC Rating of D:84. Further information available upon request.



Floor Plan

Planning

The premises has a Class A3 planning consent, so can be used as a restaurant / fast food takeaway. A copy of the planning consent is available on request.

The permitted opening times are as follows:-

Sunday – Thursday	11am – 11pm
Friday & Saturday	11am – 12am

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Viewing

Strictly via prior appointment with the appointed agents:



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philip@ejhales.co.uk



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