



TO LET

Retail Unit

2,437 sq.ft

(226.1 sq.m)

5 The Mall, 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



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5 The Mall, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,187	110.2
First Floor	1,250	116.1
TOTAL	2,437	226.3

Description

The unit is located on The Mall opposite Boots with nearby retailers including HMV and Clintons. Cwmbran Shopping Centre is anchored by Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

Rent

POA

Rates

£36,000 per annum.

Services

The unit has electricity connected.

Service Charge

A service charge of £17,925 per annum will be levied for the maintenance of the site.

Insurance

Insurance £1,375 per annum (25/26). The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

5 The Mall has an EPC Rating of C.
Further information available upon request.



Planning

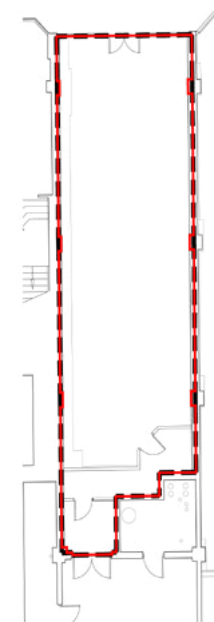
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

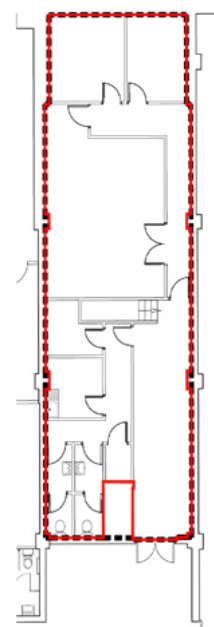
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

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



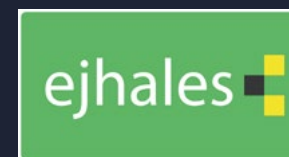
Ground Floor Plan



First Floor Plan

Viewing

Strictly via prior appointment
with the appointed agents:



Philip Gwyther 07775 910994
philip@ejhailes.co.uk



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Owned and Managed by



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