



TO LET

Retail Unit

1,386 sq.ft

(128.74 sq.m)

10 North Walk, 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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LCP UK

**01179
902200**

lcpgroup.co.uk



10 North Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	910	84.54
First Floor	476	44.20
TOTAL	1,386	128.74

Description

The unit is located on North Walk opposite Santander with nearby retailers including Subway and Poundland. Cwmbran Shopping Centre is anchored by Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

Rent

£32,950 per annum.

Rates

Rateable value £26,750 per annum. 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

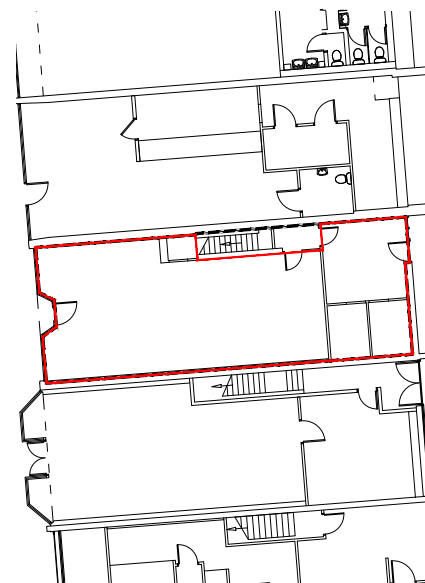
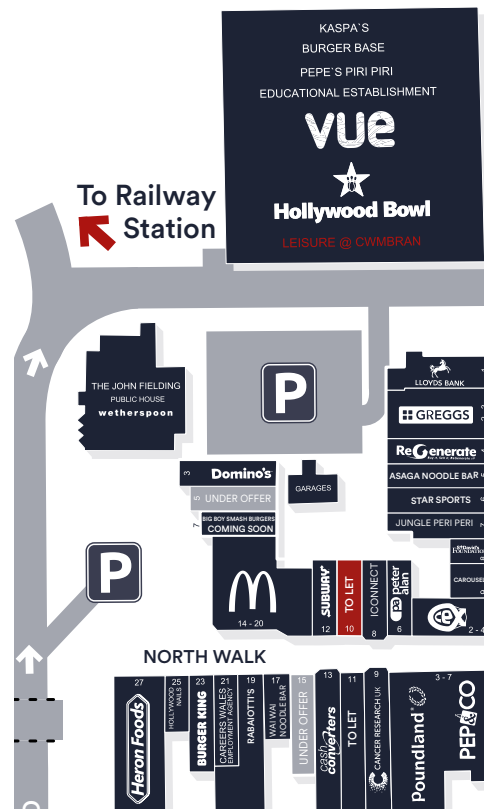
A service charge of £11,307.23 per annum will be levied for the maintenance of the site.

Insurance

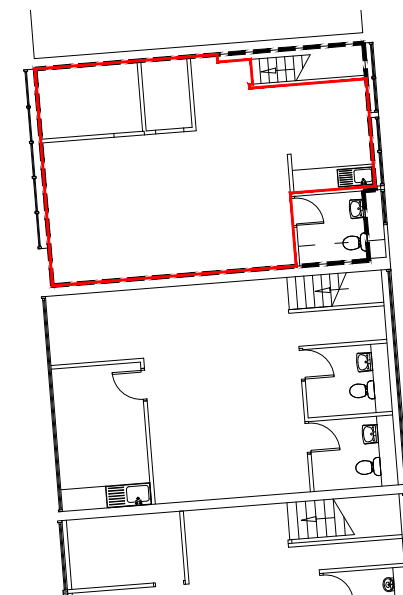
Insurance £1,060 per annum. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

10 North Walk has an EPC Rating of D. Further information available upon request.



Ground Floor Plan



First Floor Plan

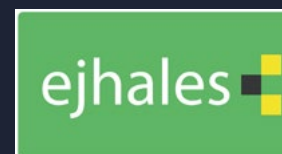


Adam Martin

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Viewing

Strictly via prior appointment
with the appointed agents:



Philip Gwyther

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020 3058 0200
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Mark Crookes

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Peter Barker

07960 978795
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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.