

Retail unit

1,235 sq.ft

1 South Walk, Cwmbran Shopping Centre

- Shopping Centre is anchored by Primark, ASDA numerous national multiples
- 3,500 free car parking spaces
- 683k catchment population



1 South Walk, Cwmbran Shopping Centre

TOTAL	1,235	114.8
First Floor	584	54.3
Ground Floor Sales	651	60.5
Areas (approx. NIA)	Sq.ft	Sq.m

Description

The unit is located on South Walk adjacent to River Island and opposite Bodycare. Nearby retailers include JD, M&S Simply Food and One Below.

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

Rent

£32,500 per annum exclusive.

Rates

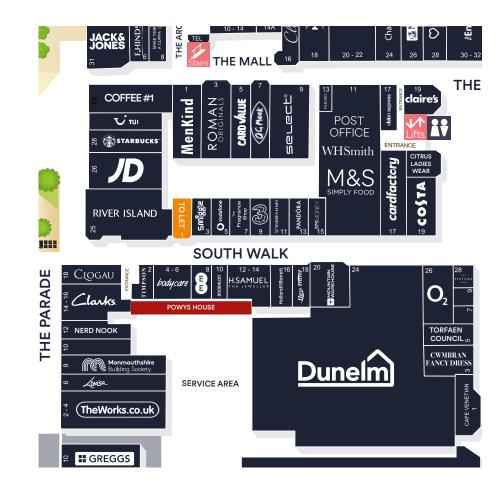
Rateable Value is £32,000. Rates payable is £17,120 per annum. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £12,660 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.

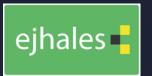
Legal Costs

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

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Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994 philip@ejhales.co.uk



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