



# TO LET

Retail unit

1,235 sq.ft

(114.8 sq.m)

## 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

**LCP.**  
part of M<sup>2</sup>Core

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**RETAIL UNIT TO LET**

VIEW DETAILS

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# 1 South Walk, Cwmbran Shopping Centre

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

## 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 incoming 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.

## Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994  
philip@ejhales.co.uk



Mark Crookes 07831 265072  
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