

ADJACENT TO NEW
DUNELM STORE

Dunelm

TO LET

Retail unit

Ground Floor

1,780 sq.ft (165 sq.m)

First Floor

1,640 sq.ft (152 sq.m)

Internal Width

38.3 ft (11.7 m)

20-22 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'Core

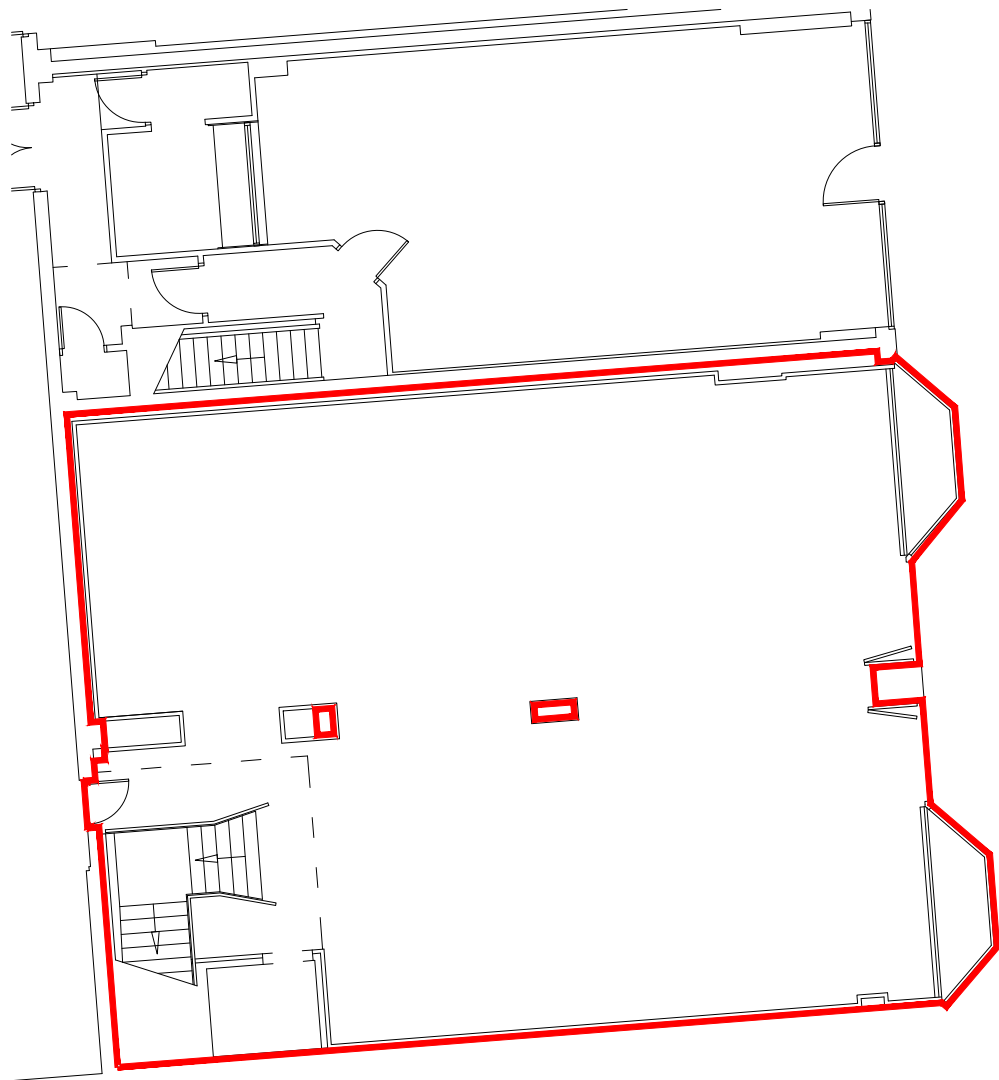
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2200**

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20-22 South Walk, Cwmbran Shopping Centre

Ground Floor



First Floor



20-22 South Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,780	165
First Floor	1,640	152
TOTAL	3,420	317

Description

The unit is located on South Walk adjacent to Dunelm and immediately opposite WH Smith. Nearby retailers include River Island, M&S Simply Food, Pandora and Bodycare.

Rent

£80,000 pa + VAT per annum exclusive.

Rates

Rateable Value is £73,500. 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 £25,284 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-62. 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
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Mark Crookes 07831 265072
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