

TO LET

Prime retail unit

895 sq.ft

(83 sq.m)

7 The Parade, Cwmbran Shopping Centre

- High footfall location
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

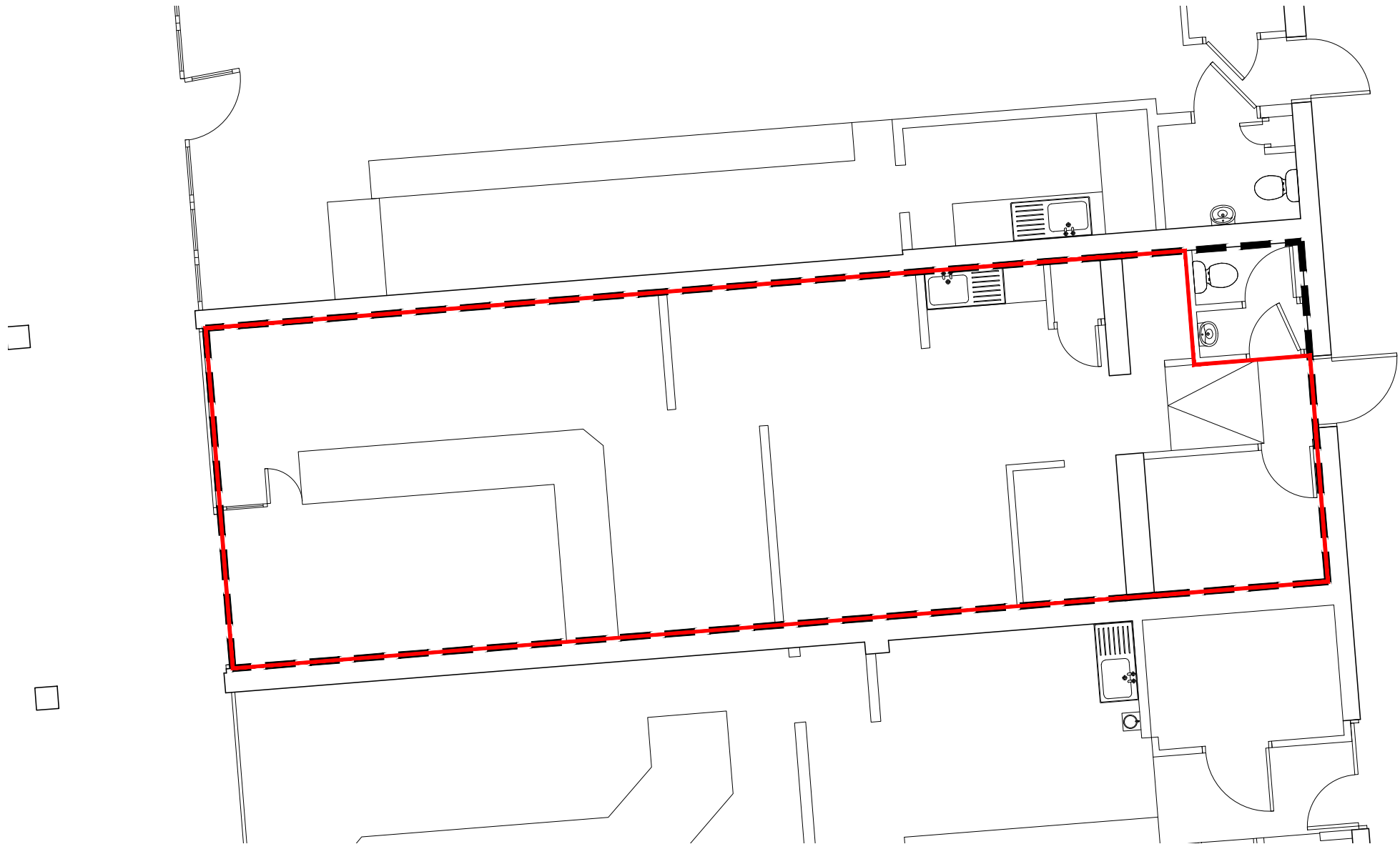
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7 The Parade, Cwmbran Shopping Centre



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	895	83
TOTAL	895	83

Description

The premises occupy a prime location on The Parade. Nearby retailers include Clarks Shoes and The Works.

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

Rent

£35,000 per annum exclusive.

Rates

Rateable value of £27,500. Rateable value is subject to change in April 2023. 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 £5,560 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

7 The Parade has an EPC Rating of D93. 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:



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