

# TO LET

2,528 sq.ft (234.94 sq.m)



## 19-25 The Parade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	2,528	234.94
<b>TOTAL</b>	<b>2,528</b>	<b>234.94</b>

### Description

The unit is located on the upper level of the parade near to Cwmbran Barbers, Millingtons Café and Games Workshop.

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

### Rent

£20,000 per annum exclusive.

### Rates

Rateable value of £27,250 per annum exclusive. 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 £15,150 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Information available upon request.

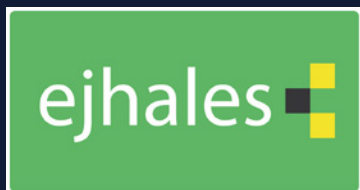
### Planning

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.

**Viewing** Strictly via prior appointment with the appointed agents:



**Philip Gwyther** 07775 910994  
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