

# TO LET

430 sq.ft (40 sq.m)

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## 6 The Arcade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	310	29
Basement	120	11
<b>TOTAL</b>	<b>430</b>	<b>40</b>

### Description

This unit is located on The Arcade with nearby retailers including Boots, Menkind, Game and The Entertainer.

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

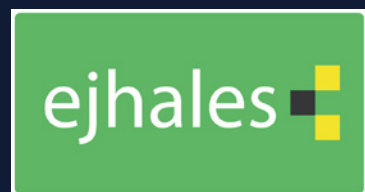
### Rent

£12,000 per annum exclusive.

### Rates

Rateable value £10,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

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



**Philip Gwyther** 07775 910994  
philip@ejhales.co.uk



**Will Thomas** 07795 691490  
wthomas@klm-re.com  
**James Williamson** 07587 353434  
jwilliamson@klm-re.com

Owned and Managed by



**0117 990 2200**  
www.lcpproperties.co.uk

**Adam Martin** 07825 091440  
AMartin@lcpproperties.co.uk  
**Alex Williams** 07741 951843  
AWilliams@lcpproperties.co.uk

### Services

The unit has electricity connected.

### Service Charge & Insurance

This unit participates in a service charge at a cost of £3,937 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.