

# TO LET

1,150 sq.ft (106.83 sq.m)



## 9 The Arcade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	532	49.42
First Floor Ancillary	618	57.41
<b>TOTAL</b>	<b>1,150</b>	<b>106.83</b>

### Description

The premises are situated on the corner of The Arcade and Glyndwr Road and are clearly visible to passing traffic.

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

### Rent

POA

### Rates

Rateable value of £17,750 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 £7,428 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

9 The Arcade has an EPC Rating of D78. Further information available upon request.

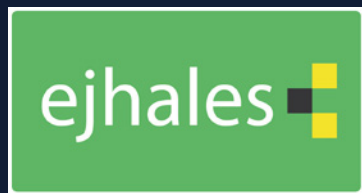
### Planning

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.

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



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