

TOLET Retail unit

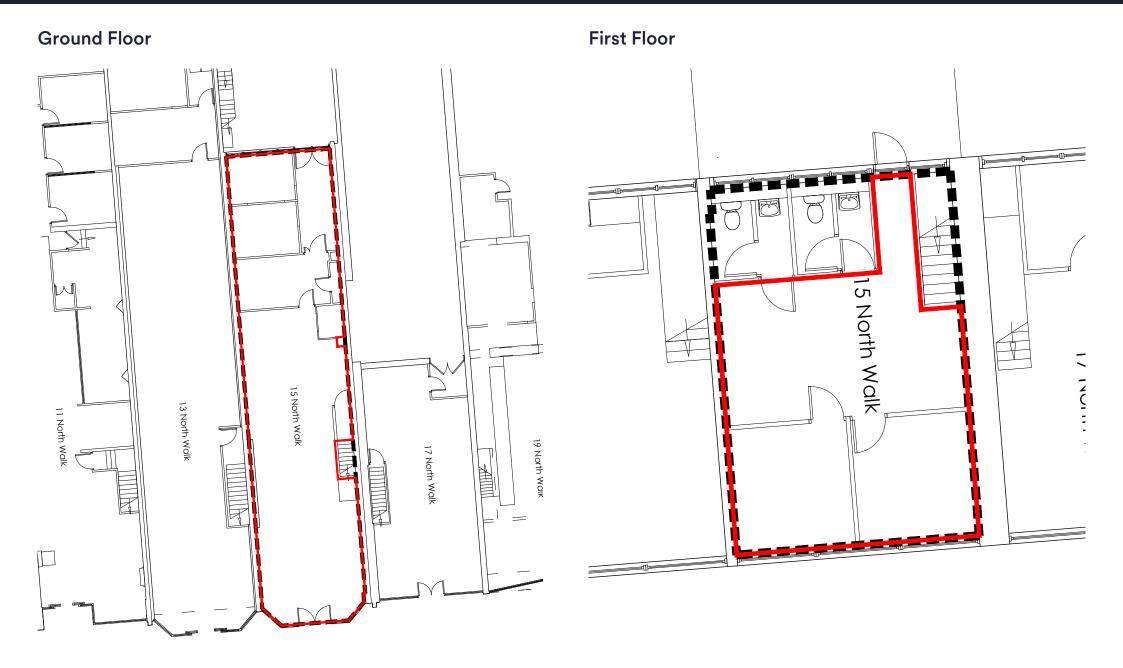
2,015 sq.ft

(187 sq.m)

15 North Walk, Cwmbran Shopping Centre

- The premises occupy a prime location on North Walk. Nearby retailers include ShoeZone, Home Bargains, ChopStix and McDonalds
- 3,500 free car parking spaces
- A3 use granted for Hot Food / Takeaway





15 North Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,593	148
First Floor	422	39
TOTAL	2,015	187

Description

The premises occupy a prime location on North Walk. Nearby retailers include ShoeZone, Home Bargains, ChopStix and McDonalds

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

Rent

£32,500 per annum exclusive.

Rates

Rateable Value £29,500. 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 £15,686 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.

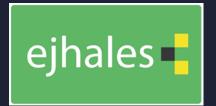
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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Viewing

Strictly via prior appointment with the appointed agents:



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