



SUBJECT TO VACANT POSSESSION

TO LET

Retail unit

Ground Floor

1,003 sq.ft (93 sq.m)

First Floor

520 sq.ft (48 sq.m)

7 Gwent Square, Cwmbran Shopping Centre

- High footfall location – on the bus station with c. 660 busses daily
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

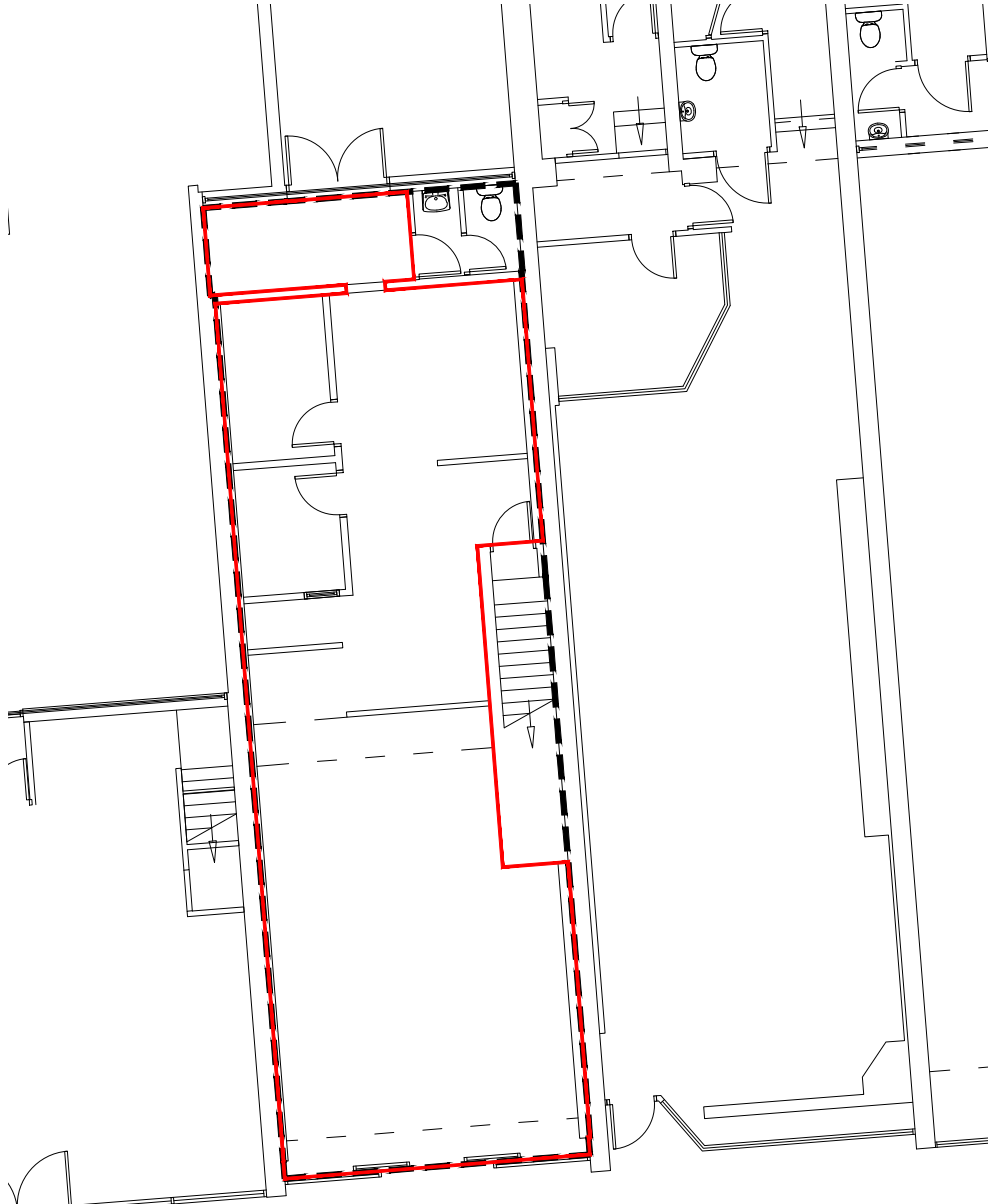
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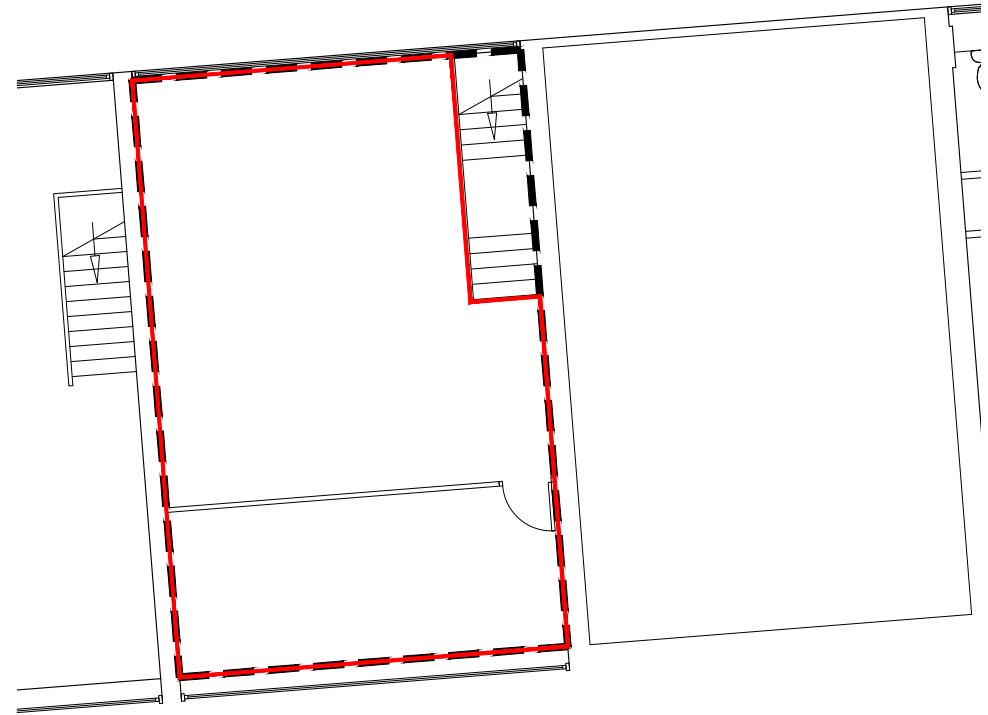


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Ground Floor



First Floor



7 Gwent Square, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,003	93
First Floor	520	48
TOTAL	1,523	141

Description

The premises occupy a prime location in Gwent Square. Nearby retailers include Lounger, CEX, Greggs, Poundland

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

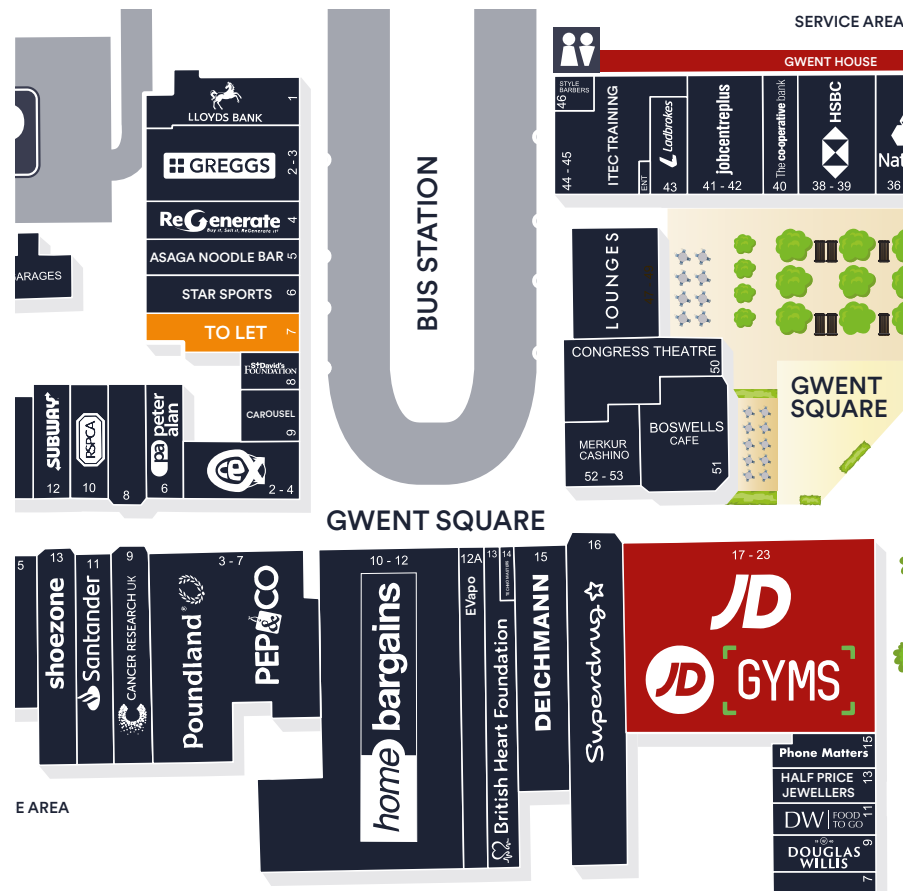
Rateable value of £19,750. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £11,574 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.

Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994
philip@ejhales.co.uk

020 3058 0200
www.mcmullenre.com

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