



# TO LET

Retail/leisure unit

## 9,450 sq.ft

(878 sq.m)

6 and 7 Cwmbran Leisure, Cwmbran, NP44 1QS

- First floor and ground floor entrance (with lift) retail/leisure unit
- Cwmbran Leisure is the dominant leisure facility in the Gwent Valley
- 3,500 free car parking spaces

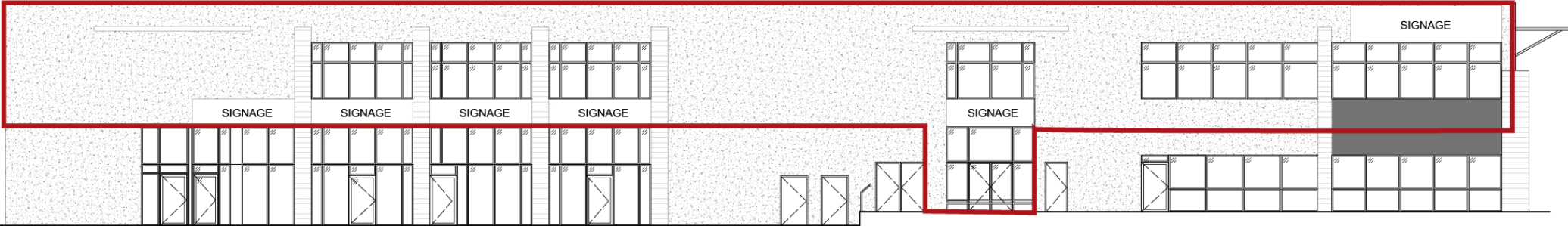
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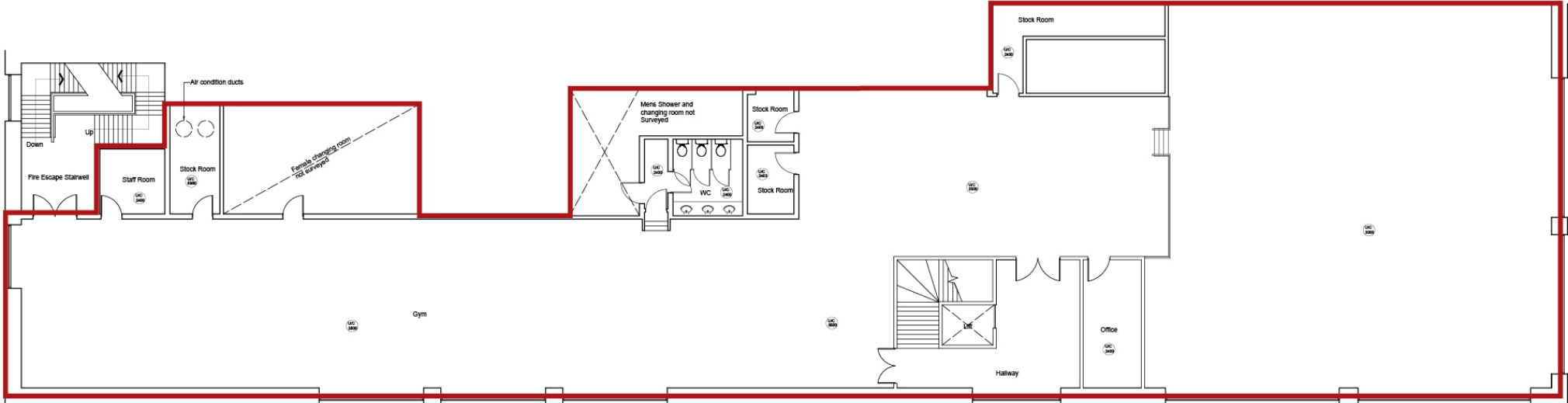
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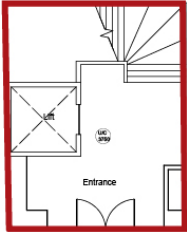
# 6 and 7 Cwmbran Leisure, Cwmbran, NP44 1QS



Front Elevation



First Floor Plan - 9450 Sq Ft



Ground Floor Plan - 217.4 Sq Ft



## 6 and 7 Cwmbrian Leisure, Cwmbrian, NP44 1QS

Areas (approx. GIA)	Sq.ft	Sq.m
First Floor	9,450	878
<b>TOTAL</b>	<b>9,450</b>	<b>878</b>

### Description

The unit is located in the dominant leisure facility in Cwmbrian.

Cwmbrian Leisure is anchored by Hollywood Bowl Vue Cinema, alongside an array of national and local F&B offerings. the adjacent Cwmbrian Centre provides 3,000 free car parking spaces.

### Rent

£60,000 per annum exclusive.

### Rates

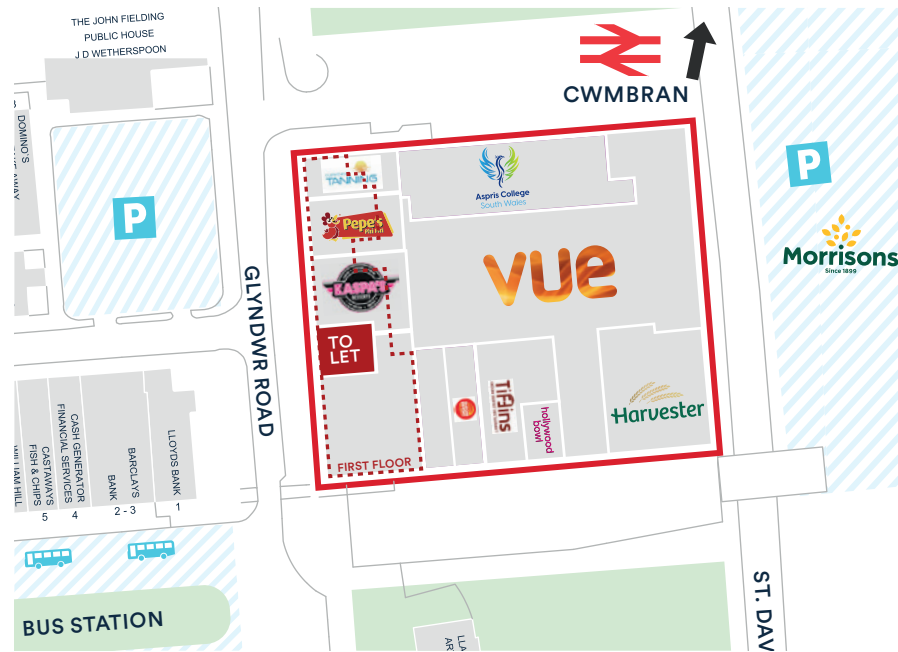
Rateable Value £61,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

The unit has electricity connected.



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### Service Charge & Insurance

This unit participates in a service charge of £22,974 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.

### Location

Cwmbrian is located around 7 miles north of Newport and 16 miles north-east of Cardiff Junctions 26 and 25a of the M4 motorway are within 4 miles. Cwmbrian Leisure lies between the town's main bus and railway station next to Cwmbrian Shopping Centre. A pedestrianised bridge links both Morrisons and the railway station direct to the scheme.

### Viewing

Strictly via prior appointment with the appointed agents:



Phillip Morris 07779 666210  
pvm@ejhales.co.uk

Philip Gwyther 07775 910994  
philip@ejhales.co.uk

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