

Subject to VP

24 Million  
Annual Footfall\*

\*2023 data provided by mytraffic



TO LET

Retail unit

1,959 sq.ft

(182 sq.m)

### Unit 9 Monmouth Square, Cwmbrian Shopping Centre

- Shopping Centre is anchored by Dunelm, The Range and numerous national multiples
- Unit benefits from A1 and A3 consent for catering uses
- 3,500 free car parking spaces
- 683k catchment population

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# Unit 9 Monmouth Square, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	862	80
First Floor Storage	1,097	102
TOTAL	1,959	182

## Description

The premises are situated on Monmouth Square, a short distance from South Walk, in close proximity to Perfume Shop, WH Smith, M&S Simply Food, Peacocks and Costa Coffee.

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

## Rent

£35,000 per annum exclusive.

## Rates

Rateable Value £30,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Services

The unit has electricity and water connected.

## Service Charge & Insurance

The estimated service charge for the year ending 31st December 2024 is £7,582.84 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Unit 9 Monmouth Square has an EPC Rating of C68. 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



Mark Crookes 07831 265072  
mcrookes@mcmullenre.com

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