



**SUBJECT TO VACANT POSSESSION**

**M**

**PRIME RESTAURANT / LEISURE UNIT**



5 Cwmbran Leisure  
Cwmbran  
NP44 1QS

Local Occupiers Include

CHICKAROS  
hollywood bowl simply gym **vue**



### DESCRIPTION

M Cwmbrian Leisure is the main focal point and late night venue for the town situated between the 700,000 sq ft Cwmbrian Shopping Centre and Cwmbrian Rail Station. Cwmbrian Leisure is anchored by Hollywood Bowl and Vue Cinema, alongside an array of national and local F&B offerings. The Retail park offers an impressive 3,000 free car parking spaces.

### UNIT SIZE

Total Area: 4,850 sq.ft (450.6 sq.m)

### RENT

POA

### BUSINESS RATES

Rateable Value: £56,000.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £14,484.84 + VAT.

Insurance: £1,907.23 + VAT.

### ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

### PLANNING

Mixed food and leisure use is established. It is the incoming 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.



# 12

Retail Units On-Site



# 90,302 sq.ft

Total Area



**What Three Words**  
mass.loops.donor



# CWMBRAN LEISURE

**LCP.**  
part of **M**Core



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

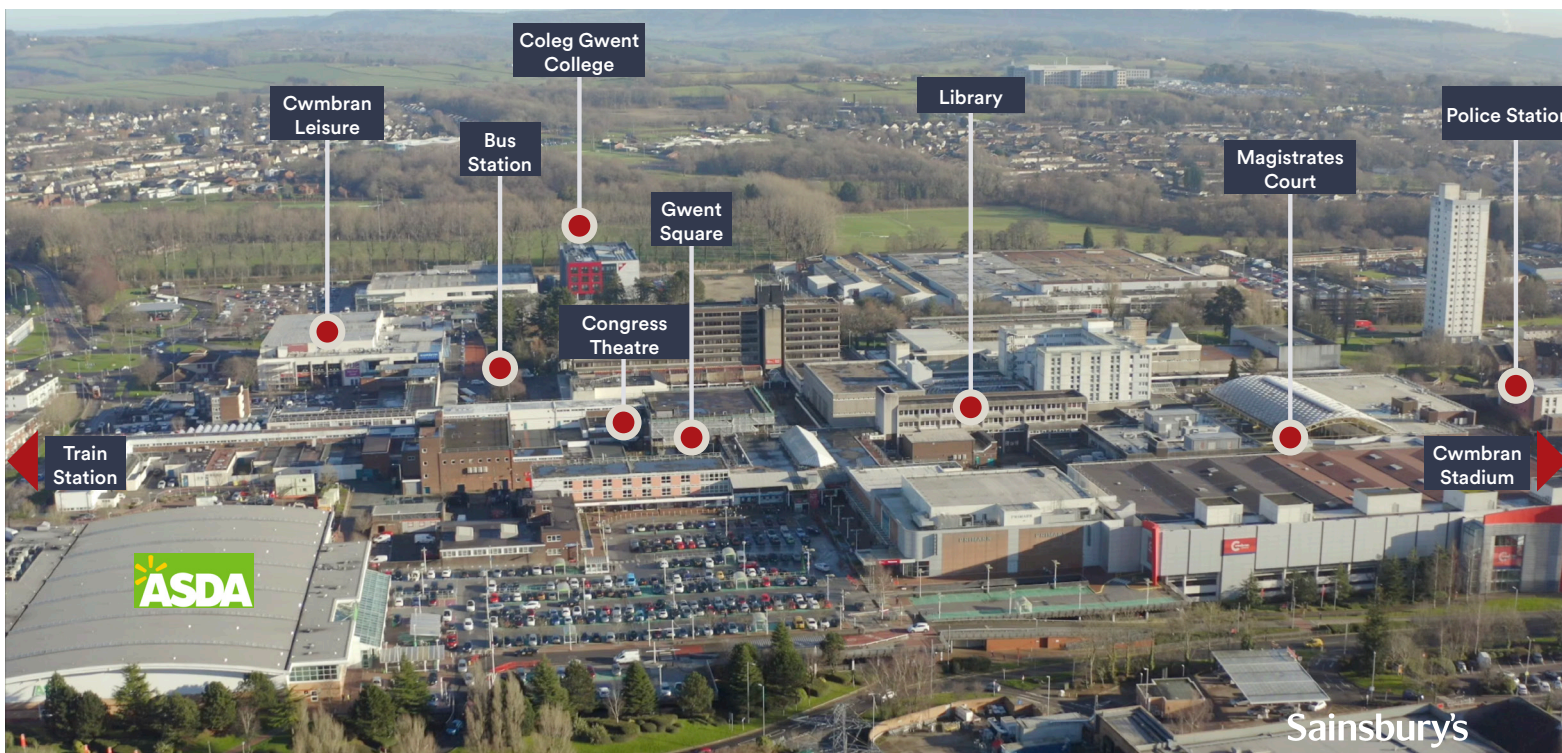
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## Location

Cwmbran is located in South Wales, approximately 6.5 miles North of Newport, 16 miles north east of Cardiff and 14 miles South of Abergavenny. Jcts 26 and 25a of the M4 motorway are approximately 4 miles to the south, with access being provided via the A4051 and A4042 respectively.

Cwmbran Railway Station is located within a 10 minutes walk of the town centre and provides a regular and direct service to Cardiff and Newport with journey times approximately 30 minutes and 10 minutes respectively.

**Sat Nav Ref: NP44 1PB**

## Visiting Cwmbran

### By Bike:

There are 6 cycle racks at various entrances to the centre.

### By Bus:

The bus station is right in the town centre on Glyndwr Road. There is also a bus stop near Asda.

### By Train:

Cwmbran station is less than a 10 minute walk.

### By Car:

From the M4, take jct 25a or 26 and follow signs to Cwmbran. There are more than 3,500 free car parking spaces. The taxi rank is situated on the east side of General Rees car park, near The Parade.