



CWMBRAN
LEISURE



PRIME RETAIL / LEISURE UNIT

6 and 7 Cwmbra Leisure
Cwmbra
NP44 1QS

Local Occupiers Include



vue



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Viewing
Strictly via prior appointment
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FLOOR PLAN



DESCRIPTION

M Cwmbran Leisure is the main focal point and late night venue for the town situated between the 700,000 sq.ft Cwmbran Shopping Centre and Cwmbran Rail Station. Cwmbran 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: 9,450 sq.ft (878 sq.m).

RENT

£60,000 per annum exclusive.

BUSINESS RATES

Rateable Value: £61,000.

SERVICES

The unit has electricity connected.

SERVICE CHARGE & INSURANCE

Service Charge: £24,376 + VAT.
Insurance: £2,718 + VAT.

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.