



CWMBRAN
LEISURE

SUBJECT TO VACANT POSSESSION



PRIME RESTAURANT / LEISURE UNIT

5 Cwmbran Leisure
Cwmbran
NP44 1QS

Local Occupiers Include

CHICKAROS
hollywood
bowl

vue



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Viewing
Strictly via prior appointment
with the appointed agents

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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: 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.

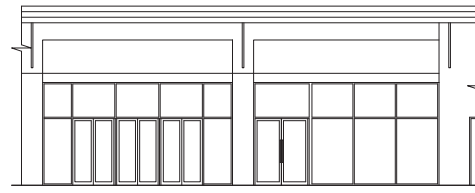
PLANNING

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.

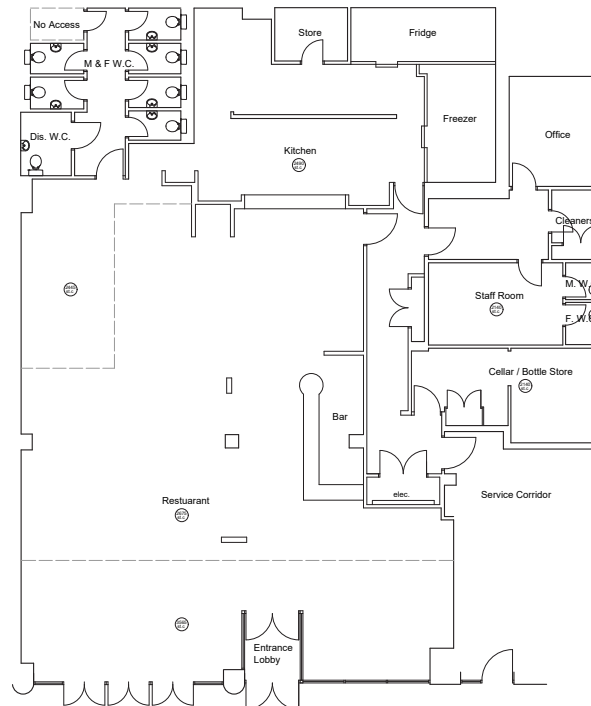
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

FLOOR PLAN



Front Elevation



Ground Floor Plan - 4850sq ft.

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