

# TO LET Retail unit

2,015 sq.ft

(187 sq.m)

## 15 North Walk, Cwmbran Shopping Centre

- The premises occupy a prime location on North Walk. Nearby retailers include ShoeZone, Home Bargains, ChopStix and McDonalds
- 3,500 free car parking spaces
- A3 use granted for Hot Food / Takeaway





# 15 North Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,593	148
First Floor	422	39
TOTAL	2,015	187

#### Description

The premises occupy a prime location on North Walk. Nearby retailers include ShoeZone, Home Bargains, ChopStix and McDonalds

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

#### Rent

£32,500 per annum exclusive.

#### **Rates**

Rateable Value £29,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

#### Services

The unit has electricity connected.

### Service Charge & Insurance

This unit participates in a service charge of £15,686 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.

# MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensentt Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is a socurate. If you find any inaccurate information, Disease let us know and where appropriate, we will correct it.] We make no representation of fact but shotles placed information and there will inevitably be errors in it.] Intending purchasers or treatments should not return in the brochure as statements or representations of fact but shotlesely by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any expresentation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all educumentation before entering into a contract. You should be aware that the Code of signing a business treatment yagreement. The Code is available through professional institutions and trades essociations or through the wastes the little Code of the same property of the signing and the property of the signi

#### Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994 philip@ejhales.co.uk



Mark Crookes 07831 265072 mcrookes@mcmullenre.com Peter Barker 07960 978795 pbarker@mcmullenre.com

Owned and Managed by



Adam Martin 07825 091440 AMartin@lcpproperties.co.uk