

TO LET

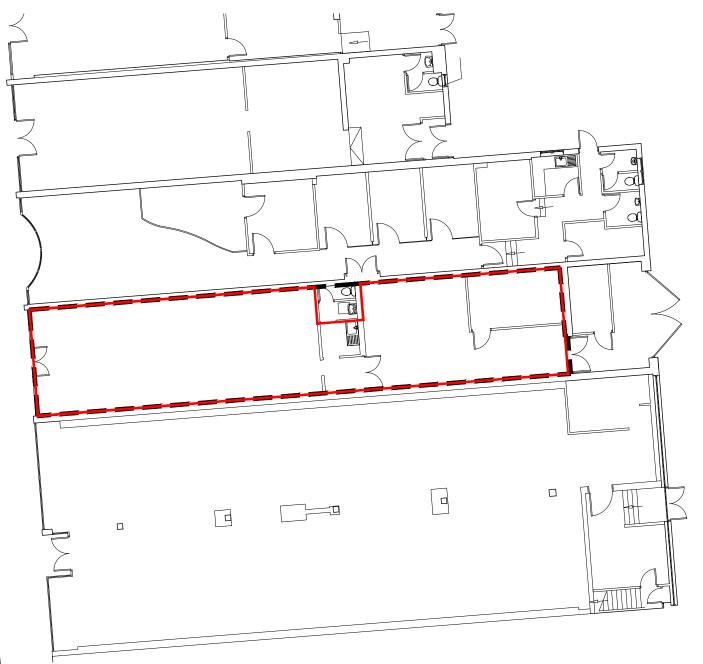
Prime retail unit

1,325 sq.ft

6 The Parade, Cwmbran Shopping Centre

- Town Centre footfall c. 20m pa
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces









6 The Parade, Cwmbran Shopping Centre

TOTAL	1,325	123
Rear Storage	544	51
Sales Area	781	73
Areas (approx. NIA)	Sq.ft	Sq.m

Description

The premises occupy a prime location on The Parade. Nearby retailers include Lovisa, Greggs and River Island

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

Rent

£38,500 per annum exclusive.

Rates

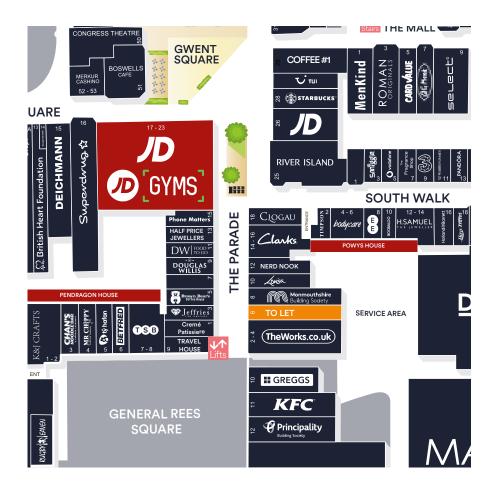
Rateable value of £28,000 Rateable value is subject to chang. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £6,163 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.

MISEPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number (2085)002) the registered office on vivinities at LCP House, Pensent Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") given on time therein, not on they form any part of a contract. [We do our best to sense all information in in this browlars is accurate. If you find any inaccurate information please let us know and where appropriate, we will contract information in a current permitted by a contract information and there will inevitably be errors in it, Intending purchasers or tenants should not rely on the particulars in this browlars as estatements on the properties of the permitted by law. No person in our employment has any authority to make or give any representation or warranty whatoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before sentring into a contract view, should be aware that the Code of Practice and Commercial Lesses in England of the permitted of the permi

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