Subject to VP

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24 Million Annual Footfall*

*2023 data provided by mytraffic

CITRUS

SALE



COSTA

1,959 sq.ft

Unit 9 Monmouth Square, Cwmbran Shopping Centre

- Shopping Centre is anchored by Dunelm, The Range and numerous national multiples
- Unit benefits from A1 and A3 consent for catering uses
- 3,500 free car parking spaces

• 683k catchment population



Unit 9 Monmouth Square, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	862	80
First Floor Storage	1,097	102
TOTAL	1,959	182

Description

The premises are situated on Monmouth Square, a short distance from South Walk, in close proximity to Perfume Shop, WH Smith, M&S Simply Food, Peacocks and Costa Coffee.

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

Rent

£35,000 per annum exclusive.

Rates

Rateable Value £30,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

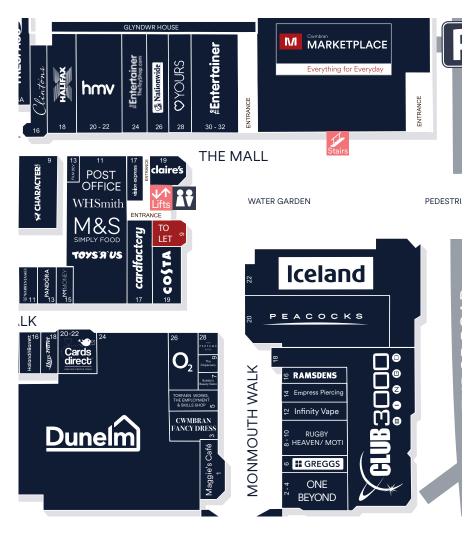
The unit has electricity and water connected.

Service Charge & Insurance

The estimated service charge for the year ending 31st December 2024 is £7,582.84 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Unit 9 Monmouth Square has an EPC Rating of C68. 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.

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