



TO LET

Retail unit

Ground Floor

971 sq.ft (90.21 sq.m)

First Floor

868 sq.ft (80.64 sq.m)

14 Monmouth Walk, Cwmbran Shopping Centre

- Close proximity to Peacocks and Sports Direct
- The premises occupy a prime location on Monmouth Walk. Nearby retailers include Sports Direct, New Look and Matalan'
- 3,500 free car parking spaces

LCP.
part of M'Core

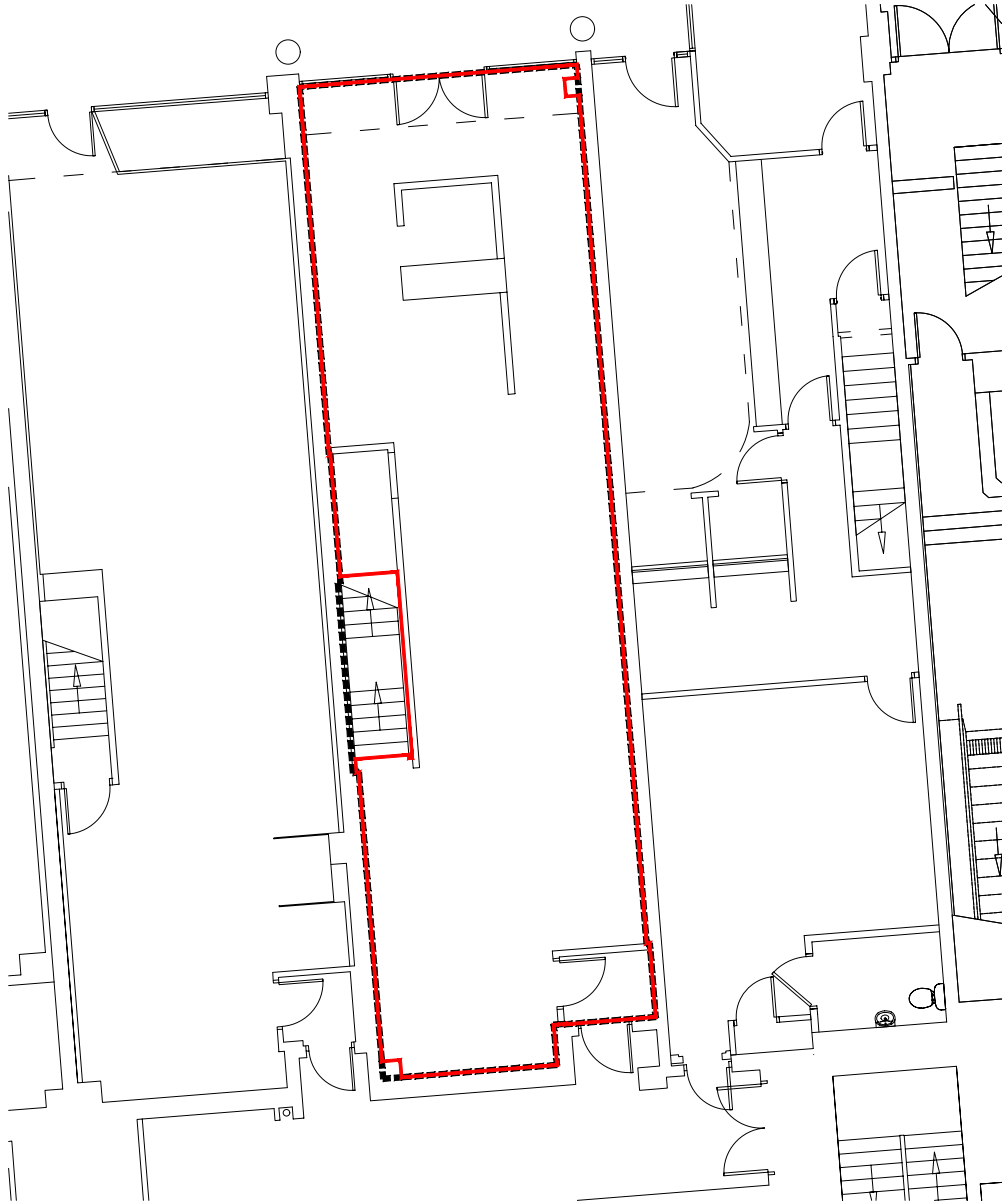
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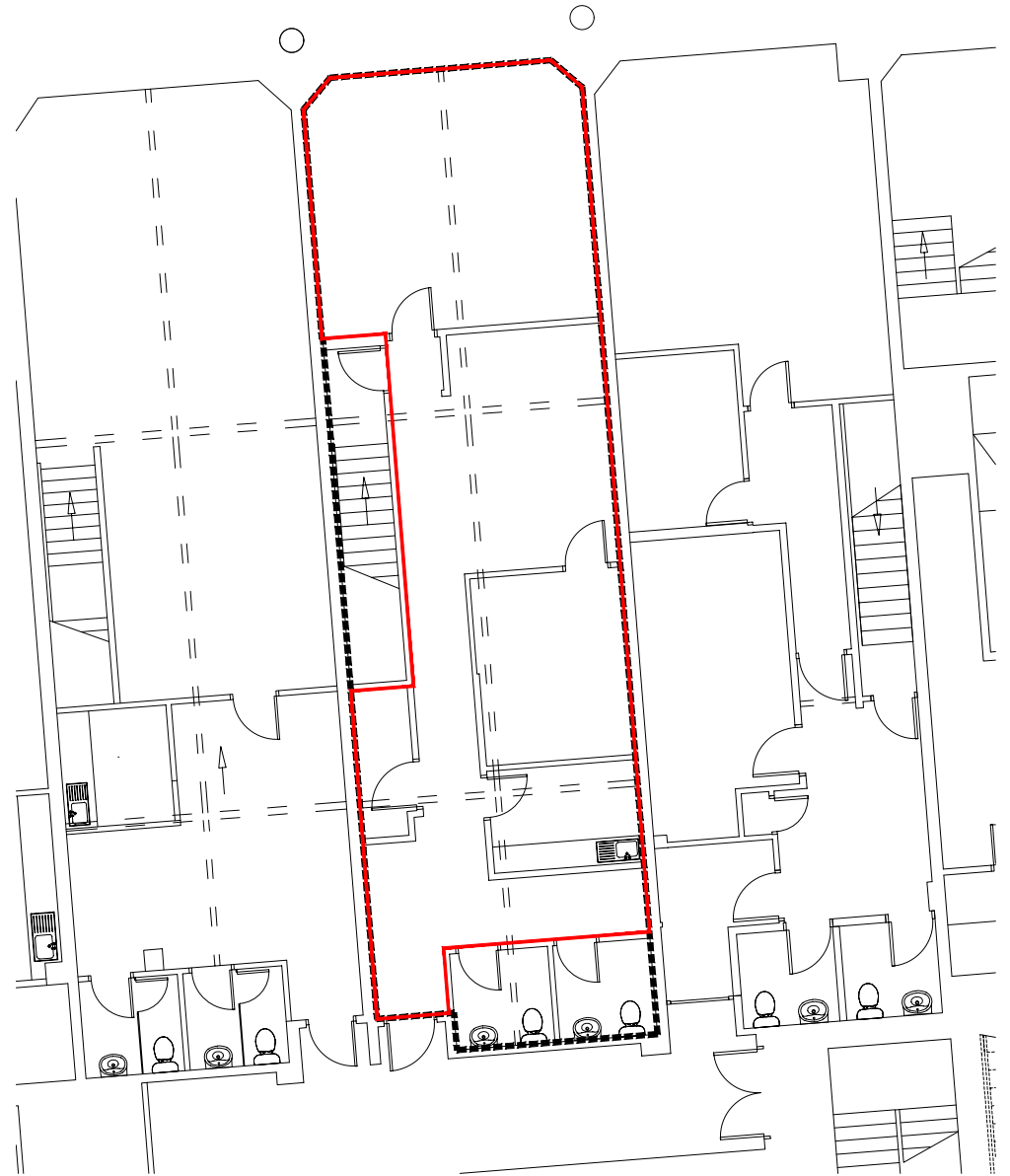
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14 Monmouth Walk, Cwmbran Shopping Centre

Ground Floor



First Floor



14 Monmouth Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	971	90.21
First Floor	868	80.64
TOTAL	1,839	170.85

Description

The premises occupy a prime location on Monmouth Walk. Nearby retailers include Sports Direct, New Look and Matalan

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

Rent

£25,000 per annum exclusive.

Rates

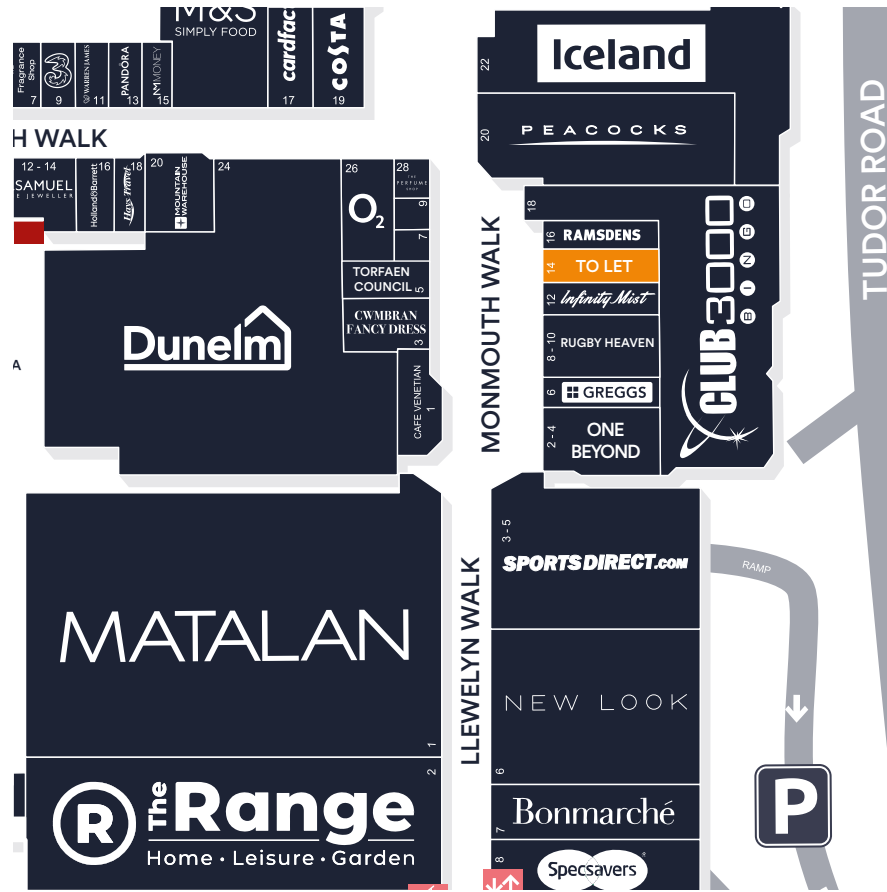
Rateable Value £28,750. Rates Payable £14,720. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £15,880 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 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.

Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994
philip@ejhales.co.uk



020 3058 0200
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Mark Crookes 07831 265072
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