

# 20.75m

## Annual Footfall\*

\*2023 data provided by mytraffic



# 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

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2200



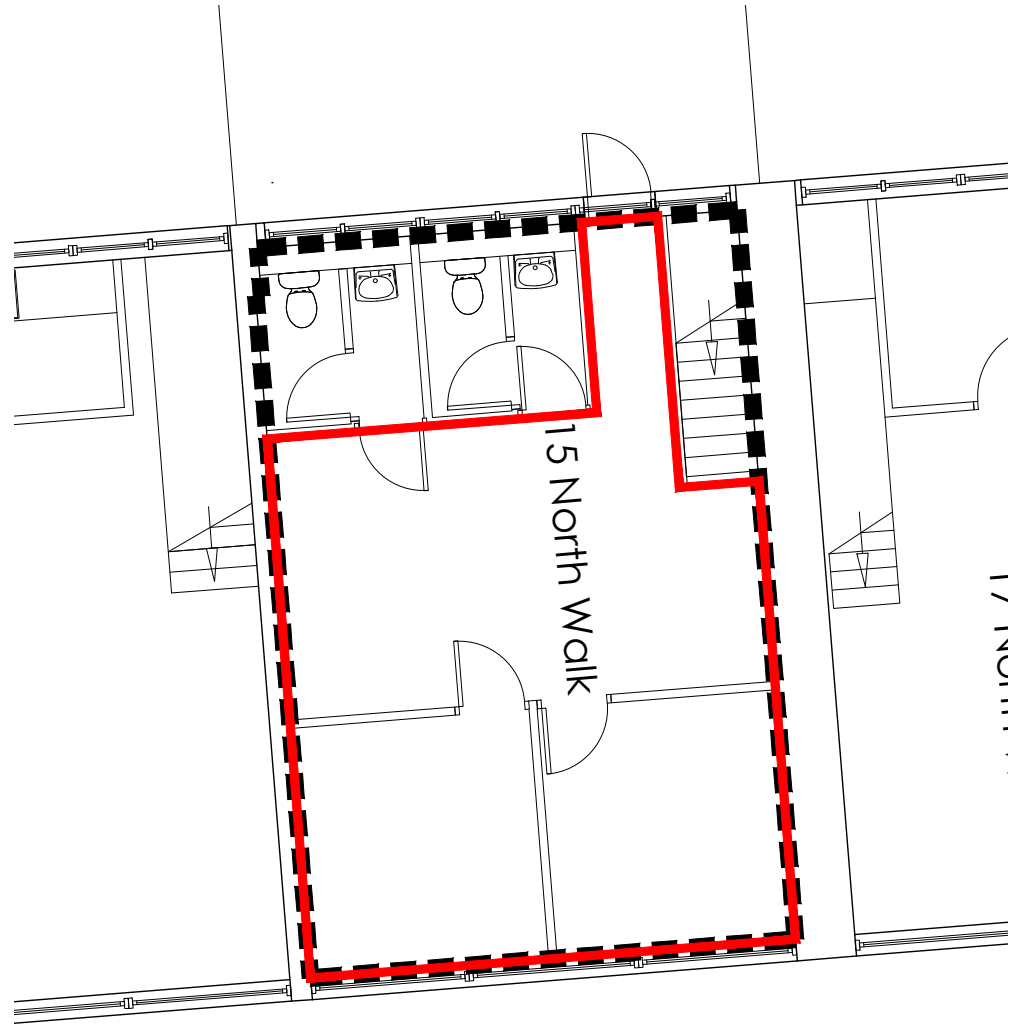
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# 15 North Walk, Cwmbran Shopping Centre

## Ground Floor



## First Floor



# 15 North Walk, Cwmbran Shopping Centre

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

## 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, numerous national multiples and provides 3,500 free car parking spaces.

## Rent

£32,500 per annum exclusive.

## Rates

Rateable Value £29,500 as of April 2023.

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 £14,021.95 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

**mre** McMULLEN  
REAL ESTATE

020 3058 0200  
www.mcmullenre.com

Mark Crookes 07831 265072  
mcrookes@mcmullenre.com

Peter Barker 07960 978795  
pbarker@mcmullenre.com

Owned and Managed by

**LCP.**  
part of MCore

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2200

searchlcp.co.uk

Alex Williams 07741 951843  
AWilliams@lcpproperties.co.uk

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