

# 20.75m

## Annual Footfall\*

\*2023 data provided by mytraffic

# TO LET

Retail unit

## 1,221 sq.ft

(113.48 sq.m)

**17 North Walk, Cwmbran Shopping Centre**

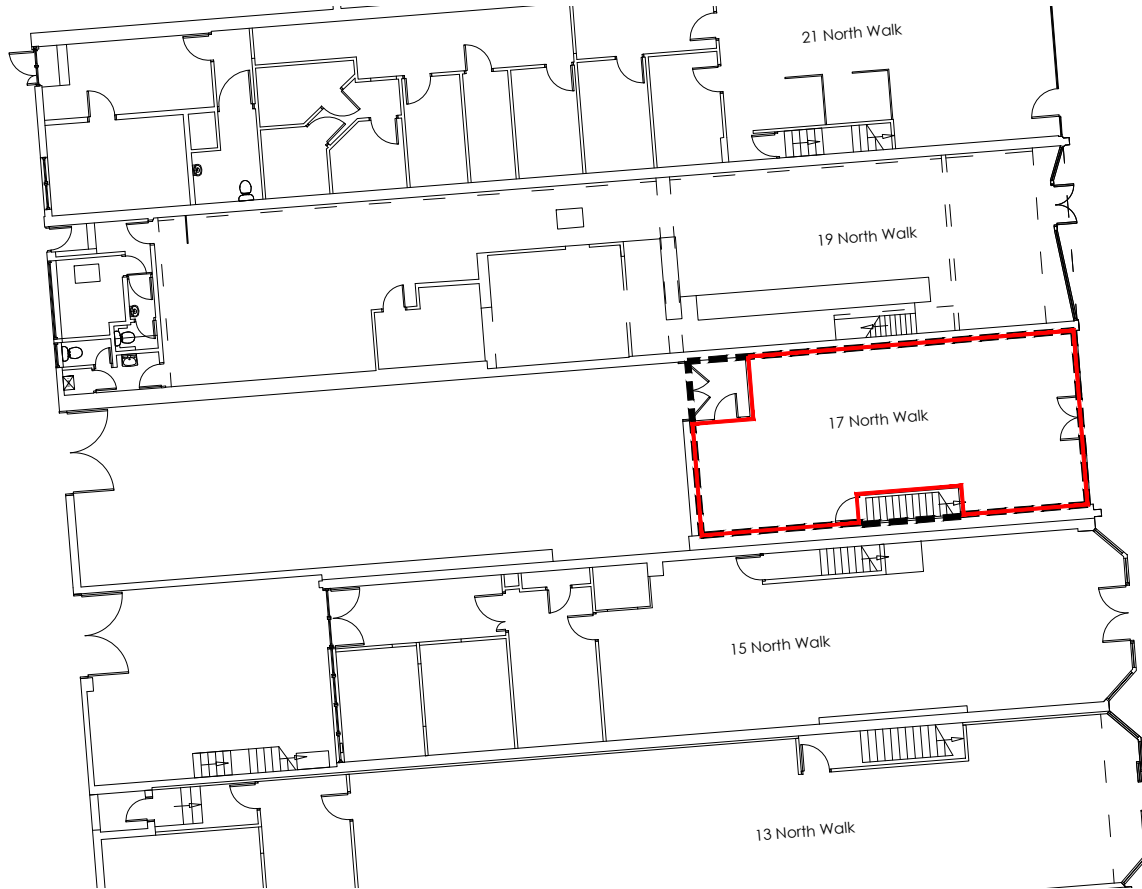
- Shopping Centre is anchored by Primark, ASDA numerous national multiples
- 3,500 free car parking spaces
- 683k catchment population

**LCP.**  
part of MCore

**0117 990  
2200**

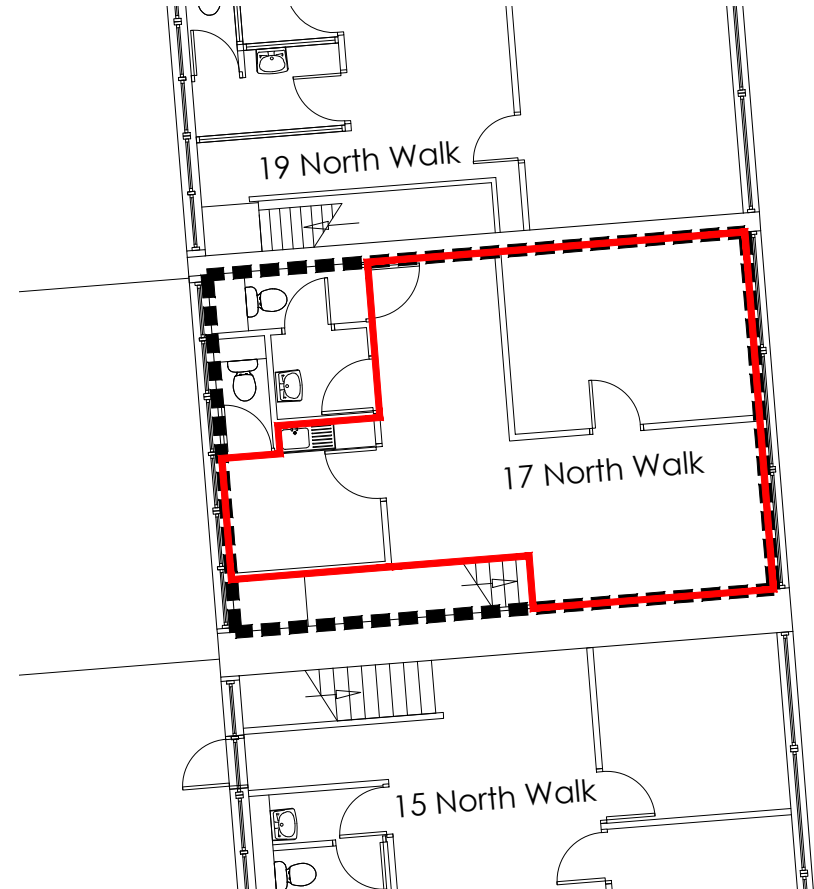
[searchlcp.co.uk](http://searchlcp.co.uk)





## GROUND FLOOR PLAN

774 sq.ft - 71.93 sq.m



## FIRST FLOOR PLAN

447 sq.ft - 41.54 sq.m

# 17 North Walk, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	774	71.93
First Floor	447	41.54
<b>TOTAL</b>	<b>1,221</b>	<b>113.48</b>

## Description

The unit is located on North Walk opposite McDonalds with nearby retailers including Shoezone and Subway.

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

## Rent

£27,500 per annum exclusive.

## Rates

Rateable Value is £26,750. 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 £8,213 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



## Energy Performance

17 North Walk has an EPC Rating of C75. 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



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