

POTENTIAL FOR  
SIGNIFICANT  
OUTDOOR SEATING



TO LET

Prime retail unit

1,088 sq.ft

(101 sq.m)

1 Monmouth Walk, Cwmbran Shopping Centre

- High footfall location
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

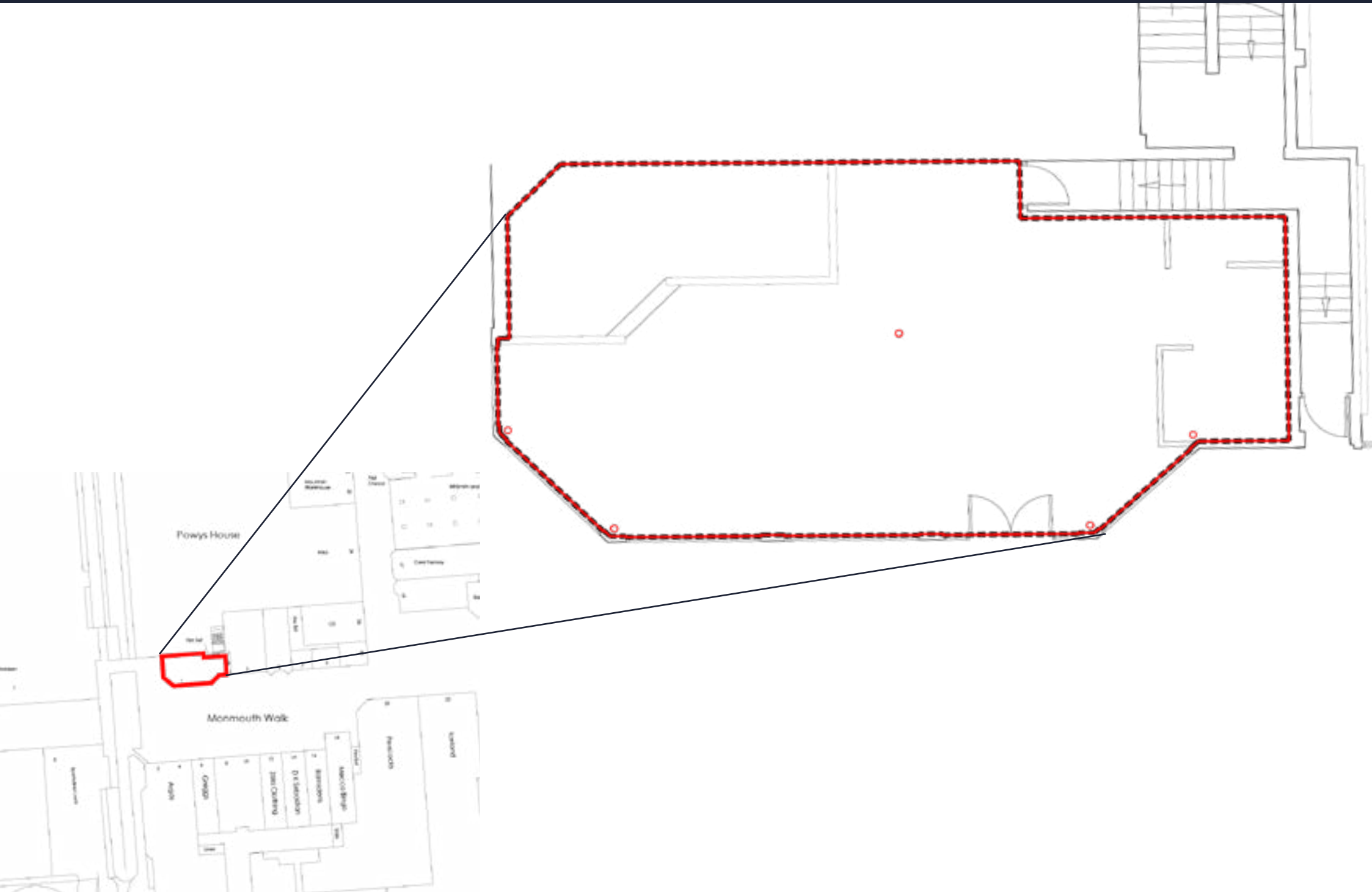
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# 1 Monmouth Walk, Cwmbran Shopping Centre



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,088	101
<b>TOTAL</b>	<b>1,088</b>	<b>1</b>

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

## Rent

£35,000 per annum exclusive.

## Rates

Rateable value of £22,500. 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 £9,720.78 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



## Viewing

Strictly via prior appointment with the appointed agents:



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philip@ejhales.co.uk

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