

Subject to VP

20.75m
Annual Footfall*

*2023 data provided by mytraffic



TO LET

Retail unit

1,057 sq.ft

(98.2 sq.m)

Unit 4 General Rees Square, Cwmbran Shopping Centre

- Shopping Centre is anchored by Primark, ASDA numerous national multiples
- Unit benefits from A3 consent for hot food takeaway
- 3,500 free car parking spaces
- 683k catchment population

LCP.

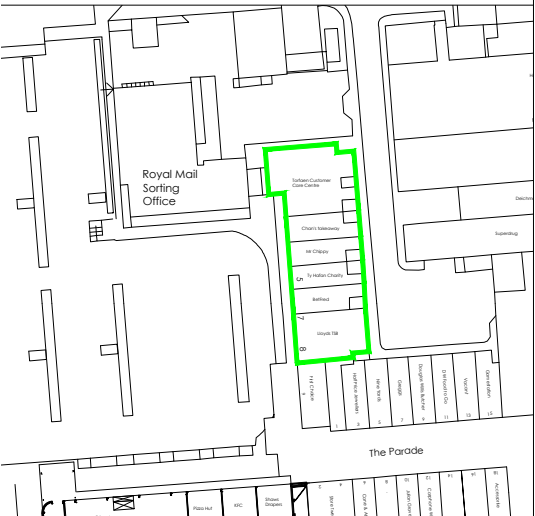
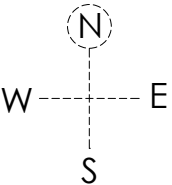
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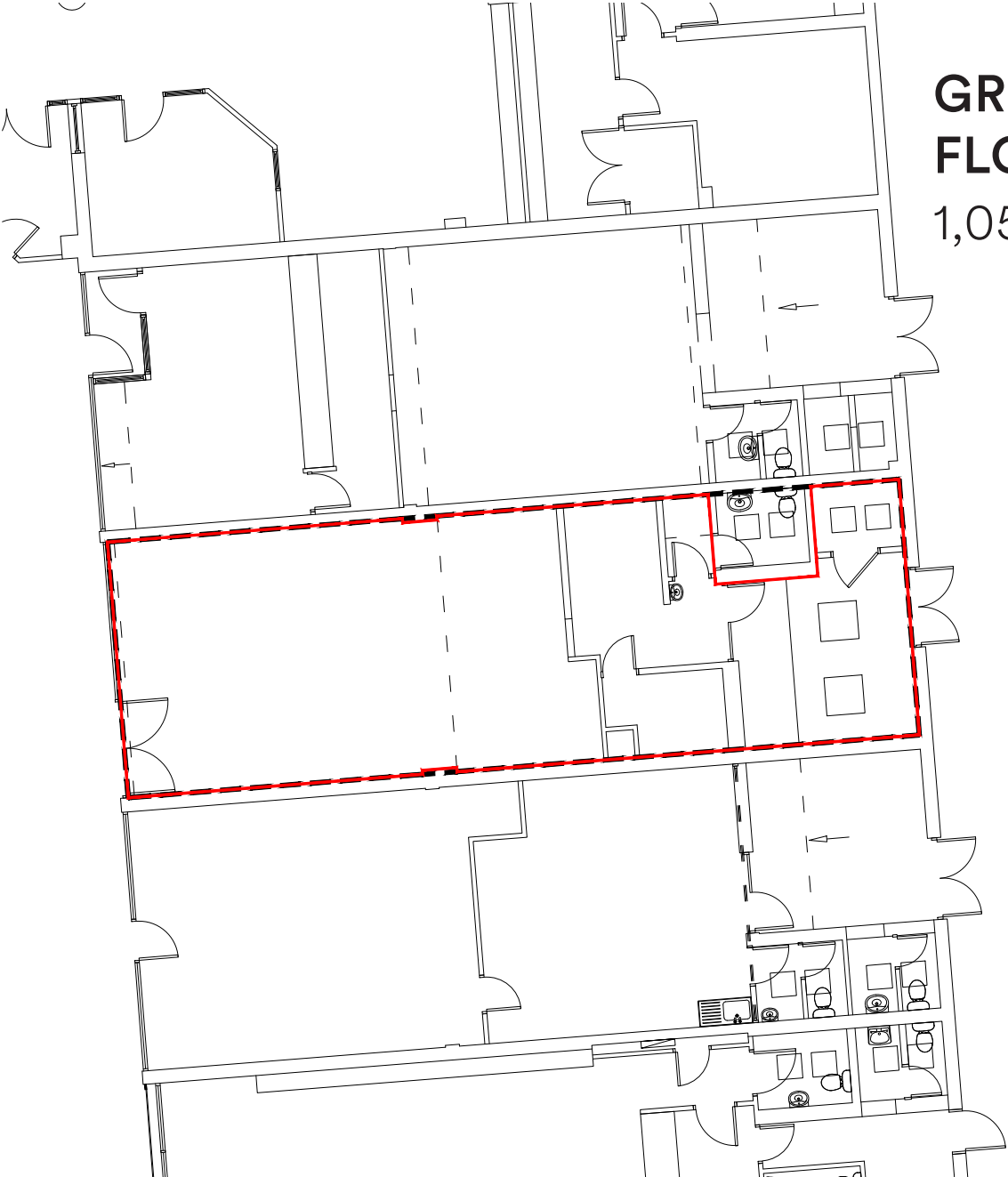
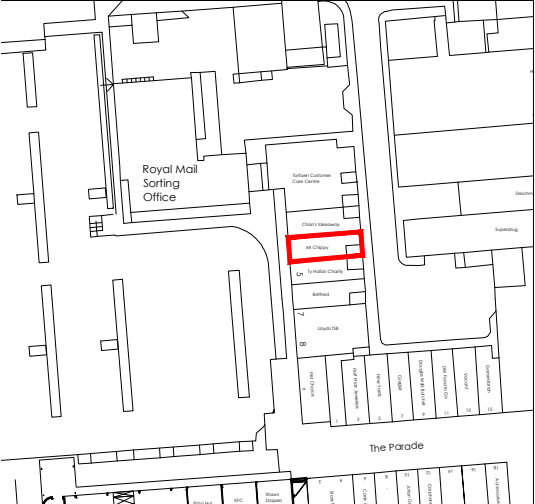
searchlcp.co.uk



Unit 4 General Rees Square, Cwmbran Shopping Centre



site plan - service charge block 20
1:1250 @ A3



GROUND FLOOR PLAN

1,057 sq.ft - 98.2 sq.m

Unit 4 General Rees Square, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,057	98.2
TOTAL	1,057	98.2

Description

The unit is located on General Rees Square with nearby retailers including Betfred and TSB.

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 TBC. 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

This unit participates in a service charge of £7,482 per annum. Insurance costs for the unit is £721 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Unit 4 General Rees Square has an EPC Rating of B33. Further information available upon request.



Planning

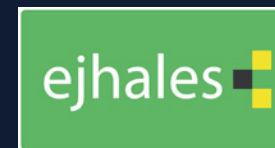
It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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
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Mark Crookes 07831 265072
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