

ADJACENT TO RECENTLY OPENED

Lovisa

20.75m
Annual Footfall*

*2023 data provided by mytraffic



TO LET

Prime retail unit

1,325 sq.ft

(123 sq.m)

6 The Parade, Cwmbran Shopping Centre

- Town Centre footfall c. 20m pa
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

RETAIL UNIT
TO LET

VIEW DETAILS

Car Park

ejhales

me McMULLEN

020 3058 0200

www.mcmullen.co.uk

Philip Griffiths
M: 07741 92491
E: phil@ejhales.co.uk

Peter Barker M: 07560 978795
E: peter@mcmmullen.co.uk

Mark Crookes M: 07838 265072
E: mark@mcmmullen.co.uk

Owned and Managed by

LCP
part of M'Core

01384 400123

Alex Williams
M: 07741 921843
E: alex@mcmmullen.co.uk

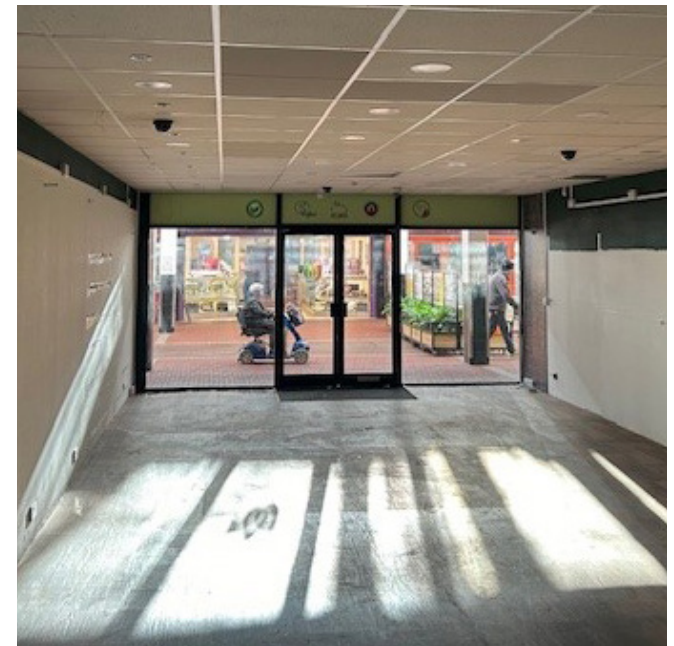
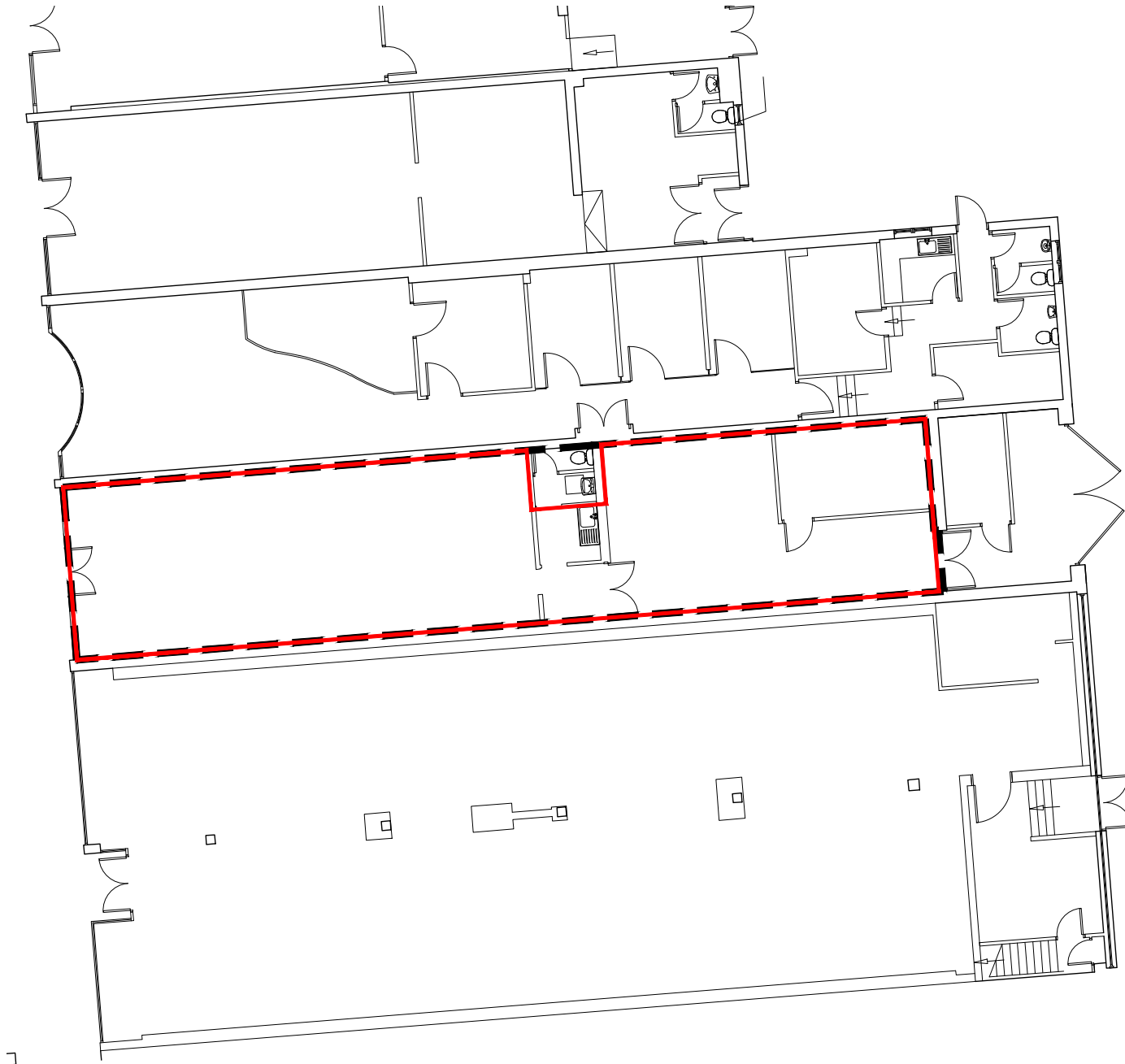
LCP
part of M'Core

0117 990
2200



searchlcp.co.uk

6 The Parade, Cwmbran Shopping Centre



6 The Parade, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	781	73
Rear Storage	544	51
TOTAL	1,325	123

Description

The premises occupy a prime location on The Parade. Nearby retailers include Lovisa, Greggs and River Island

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

Rent

£38,500 per annum exclusive.

Rates

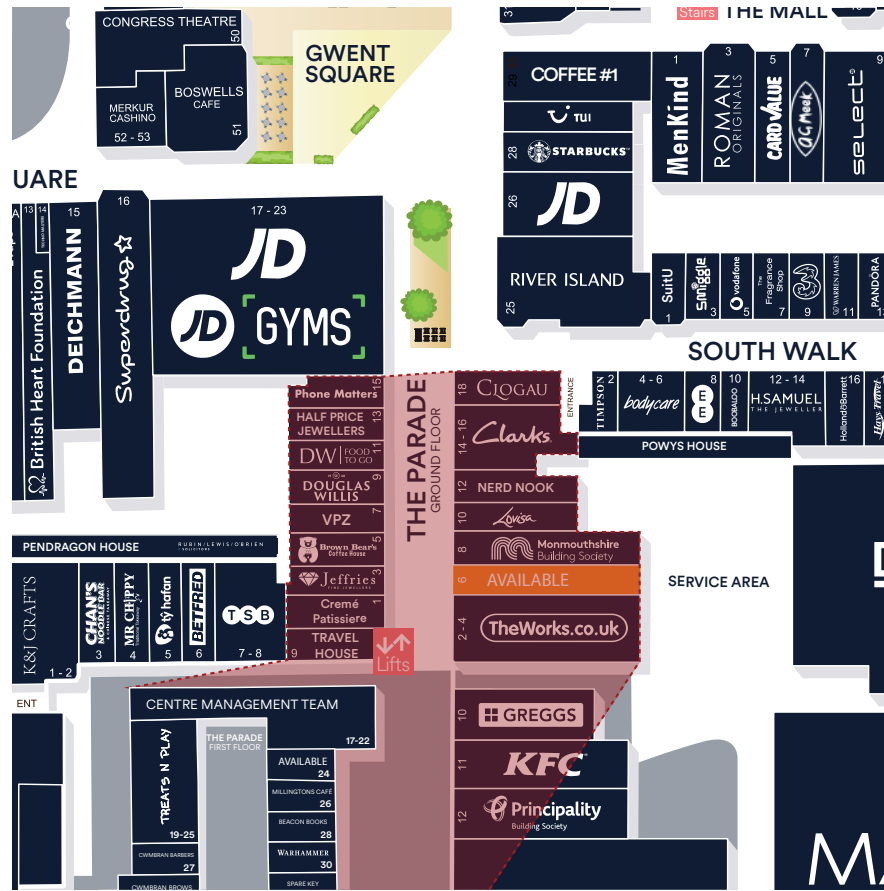
Rateable value of £28,000 Rateable value is subject to chang. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £6,163 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information available upon request.

Planning

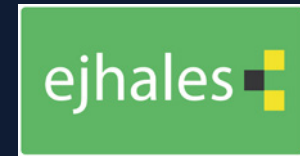
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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



Mark Crookes 07831 265072
mcrookes@mcmullenre.com
Peter Barker 07960 978795
pbarker@mcmullenre.com

Owned and Managed by



Alex Williams 07741 951843
AWilliams@lcpproperties.co.uk

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