

# TO LET

Prime retail unit

## 430 sq.ft

(40 sq.m)

### 6 The Arcade, Cwmbran Shopping Centre

- Town Centre footfall c.20m pa
- Shopping Centre is anchored by Primark, ASDA, Dunelm, The Range, and JD Sports
- Other nearby retailers include Coffi Kittoko, Menkind, Coffee #1, TUI, and Jack Jones
- 3,500 free car parking spaces

**LCP.**  
part of IM'Core

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400123**

searchlcp.co.uk



**RETAIL UNIT**

**TO LET**

VIEW DETAILS

Owned and Managed by

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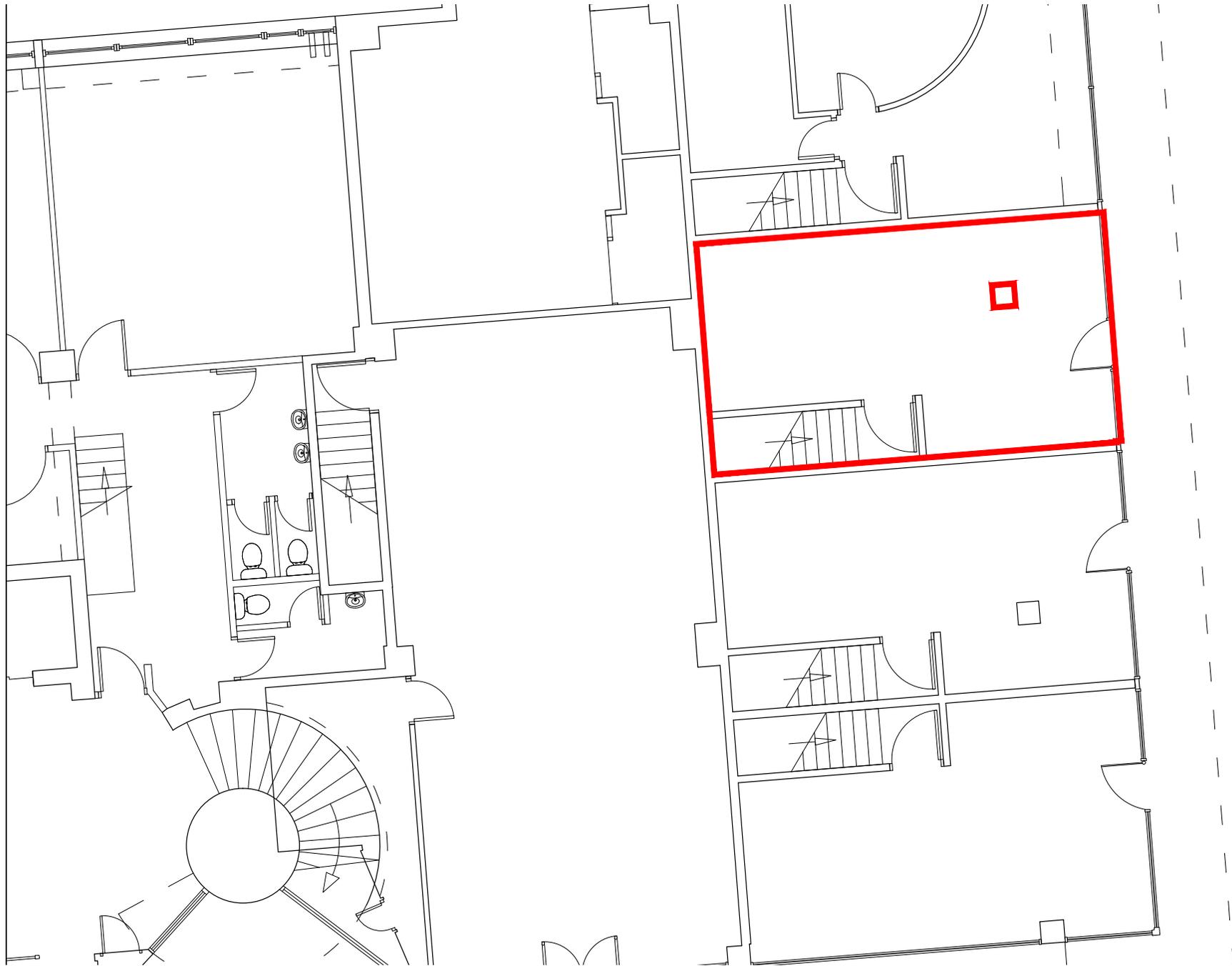
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# 6 The Arcade, Cwmbran Shopping Centre



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Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	430	40
<b>TOTAL</b>	<b>430</b>	<b>40</b>

### Description

The premises occupy a prime location on The Arcade. Nearby retailers include Coffi Kittoko, Menkind, Coffee #1, TUI, and Jack Jones.

Cwmbran Shopping Centre is anchored by Primark, ASDA, Dunelm, The Range, and JD Sports and provides 3,500 free car parking spaces.

### Rent

£10,950 per annum exclusive.

### Rates

Rateable value of £9,500 Rateable value is subject to change. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

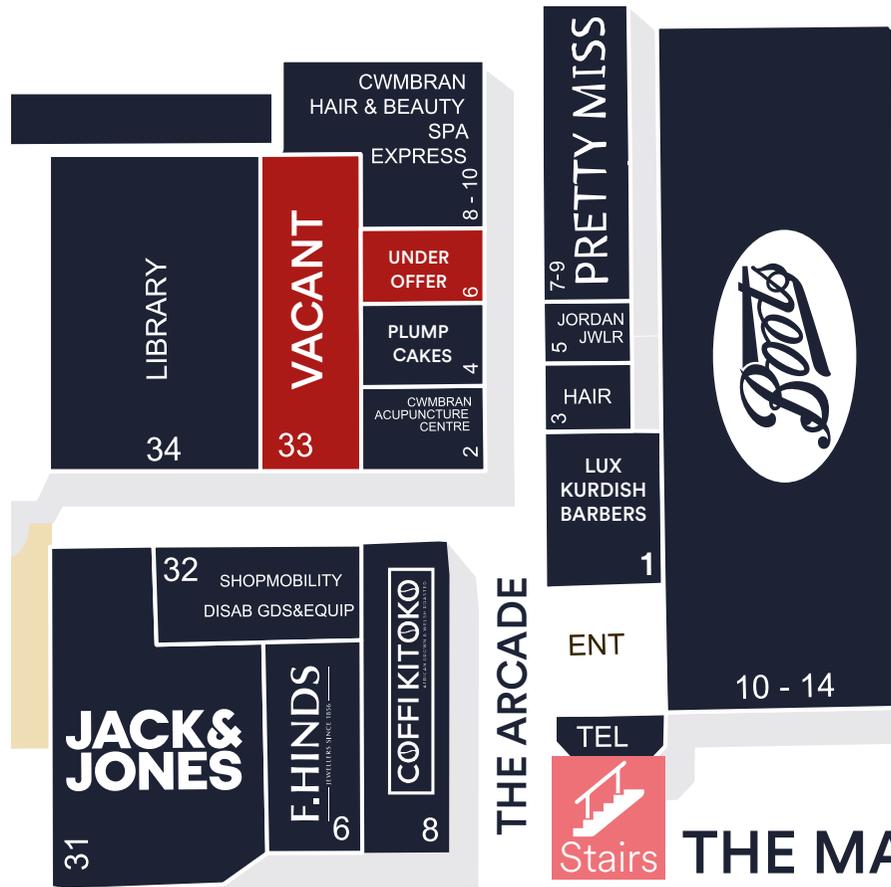
The unit has electricity connected.

### Service Charge & Insurance

This unit participates in a service charge of £4,054 per annum. Insurance is £286.

### Energy Performance

6 The Arcade has an EPC Rating of C. 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:



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