

SITUATED ON THE
UPPER LEVEL
OF THE PARADE

TO LET

Prime retail unit

628 sq.ft

(58 sq.m)

24 The Parade, Cwmbran Shopping Centre

- Upper level of the Parade
- Shopping Centre is anchored by Primark, ASDA, numerous national multiples
- 3,500 free car parking spaces

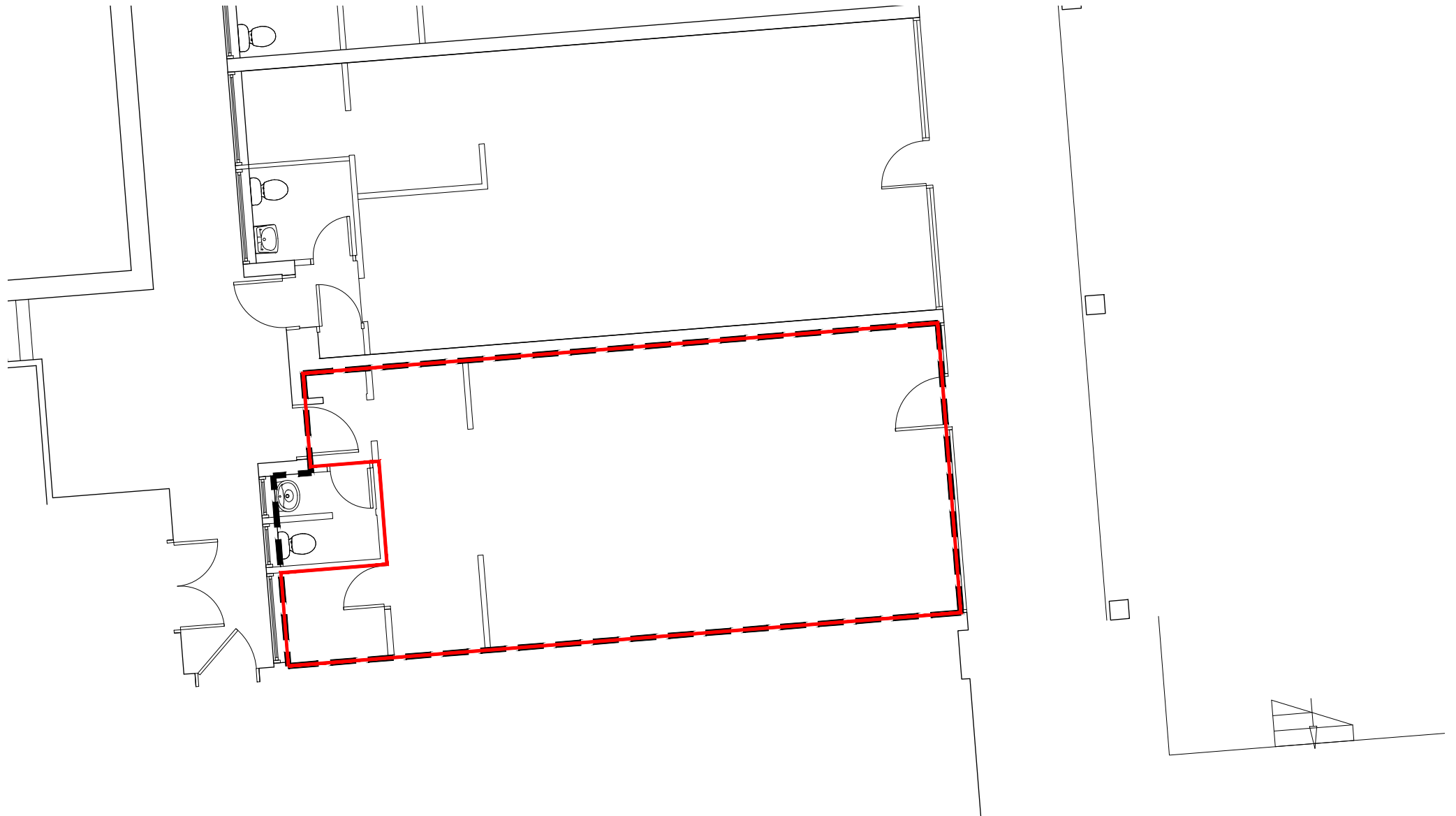
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Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	628	58
TOTAL	628	58

Description

The premises occupy a prime location on the upper level of 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

£10,000 per annum exclusive.

Rates

Rateable value of £8,500. 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 £4,655 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

24 The Parade has an EPC Rating of D82. 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:



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