

POTENTIAL FOR  
FOOD/COFFEE USE



SUBJECT TO VACANT POSSESSION

# TO LET

Retail unit

Ground Floor

1,097 sq.ft (102 sq.m)

Basement

369 sq.ft (34 sq.m)

## 8 The Mall, Cwmbran Shopping Centre

- Shopping centre anchored by Dunelm, Primark, Matalan, numerous national multiples
- 3,500 free car parking spaces

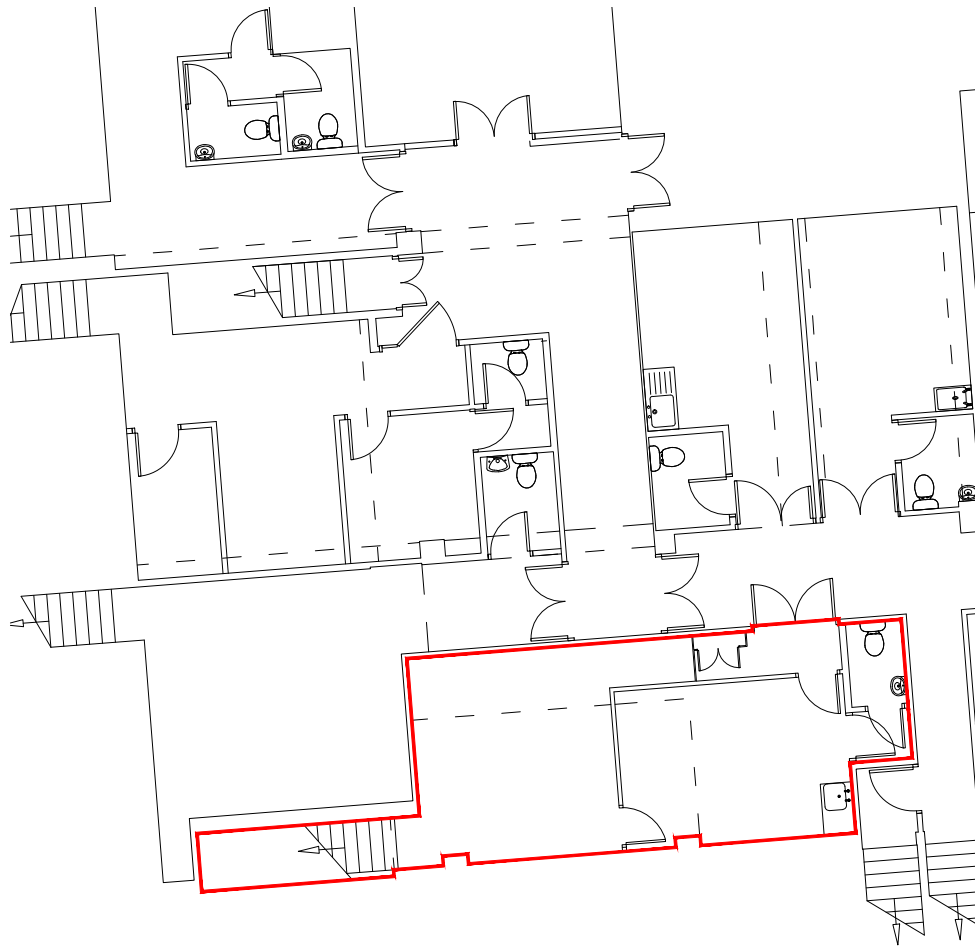
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part of IMCore

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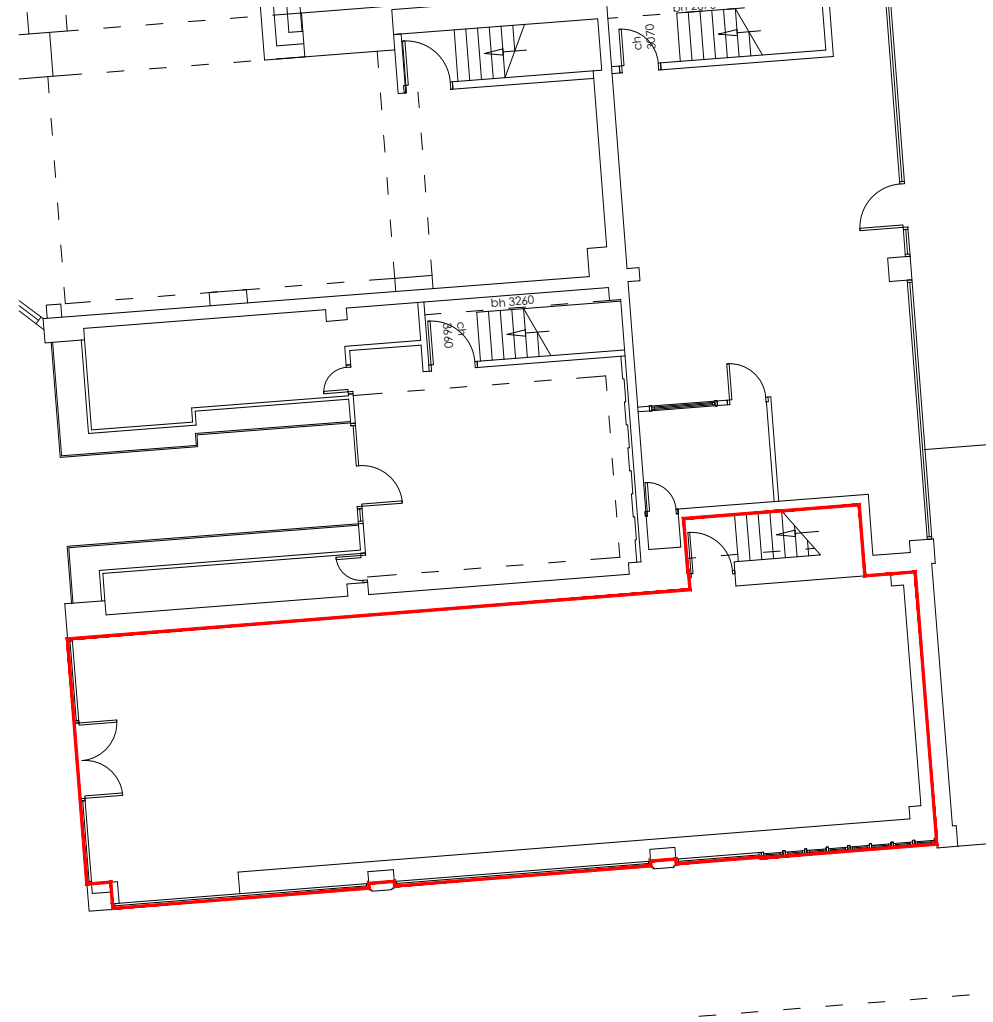
[searchlcp.co.uk](http://searchlcp.co.uk)



GROUND FLOOR



FIRST FLOOR



# 8 The Mall, Cwmbran Shopping Centre

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,097	102
Basement	369	34
<b>TOTAL</b>	<b>1,466</b>	<b>136</b>

## Description

The unit is located on The Mall in Close proximity to the central Gwent Square. Nearby occupiers include F Hinds, Menkind, Coffee#1, Boots and Loungers

## Rent

£39,000 per annum exclusive.

## Rates

Rateable Value £30,750 as of April 2023. Rates Payable £16,451.25 as of April 2023. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Services

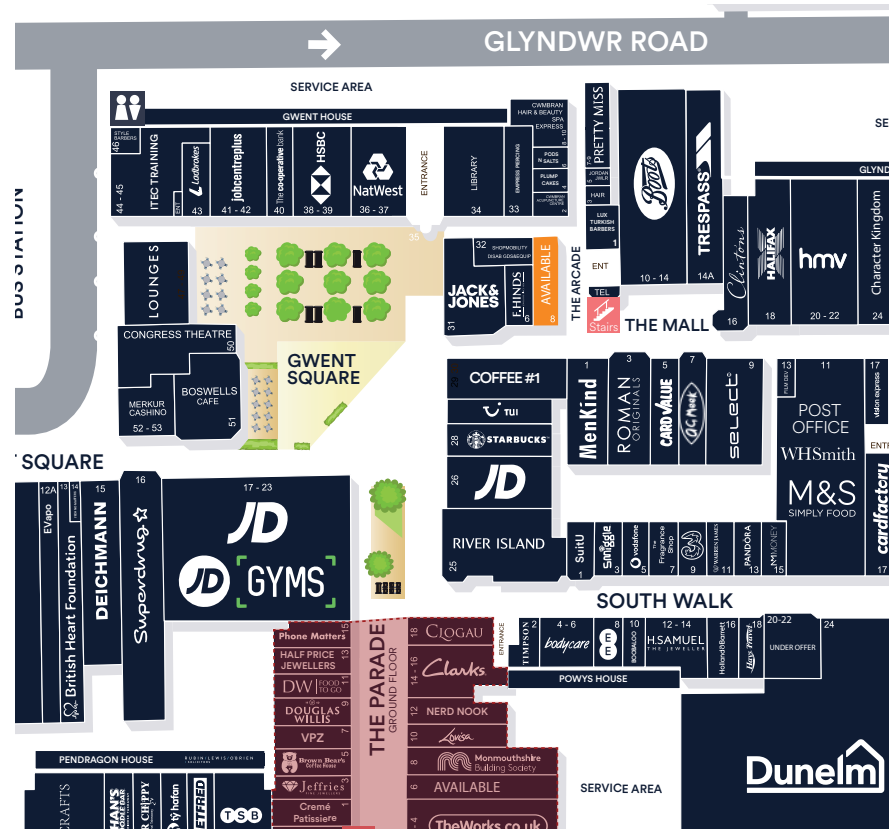
The unit has electricity connected.

## Service Charge & Insurance

This unit participates in a service charge of £8,524.97 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  
mccrookes@mcmullenre.com

Peter Barker 07960 978795  
pbarker@mcmullenre.com

Owned and Managed by



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AWilliams@lcpproperties.co.uk

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