

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

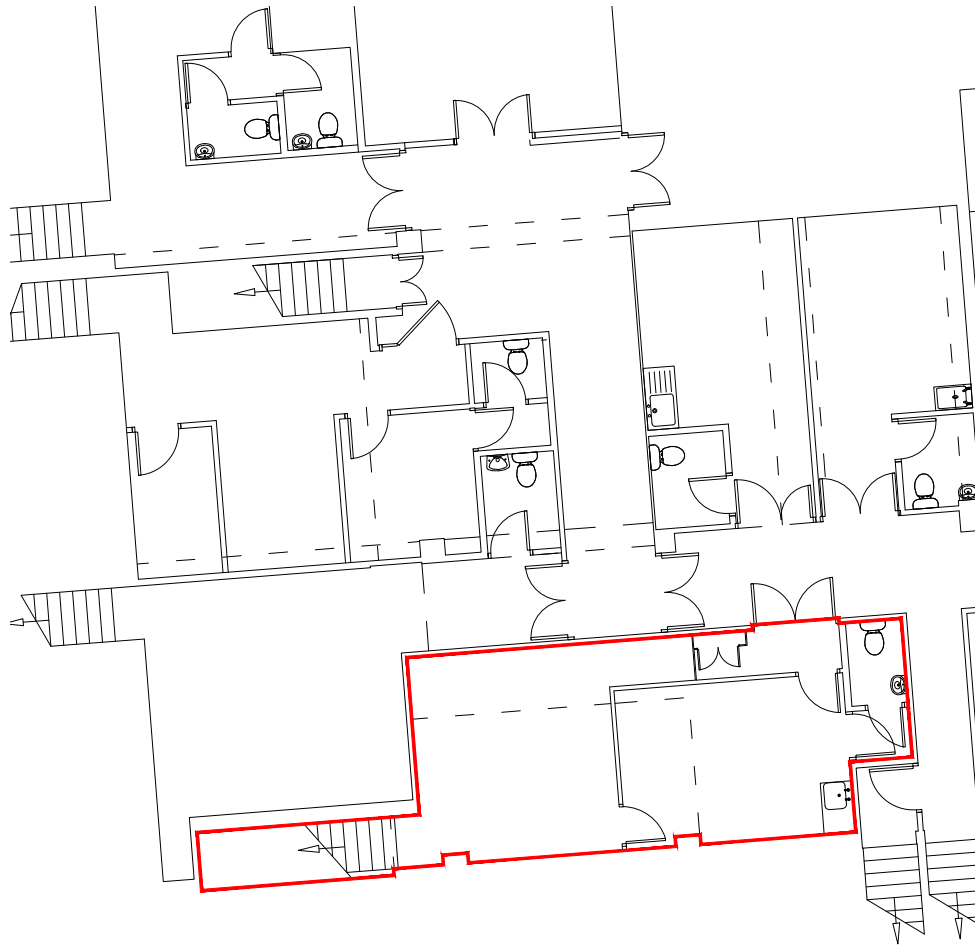
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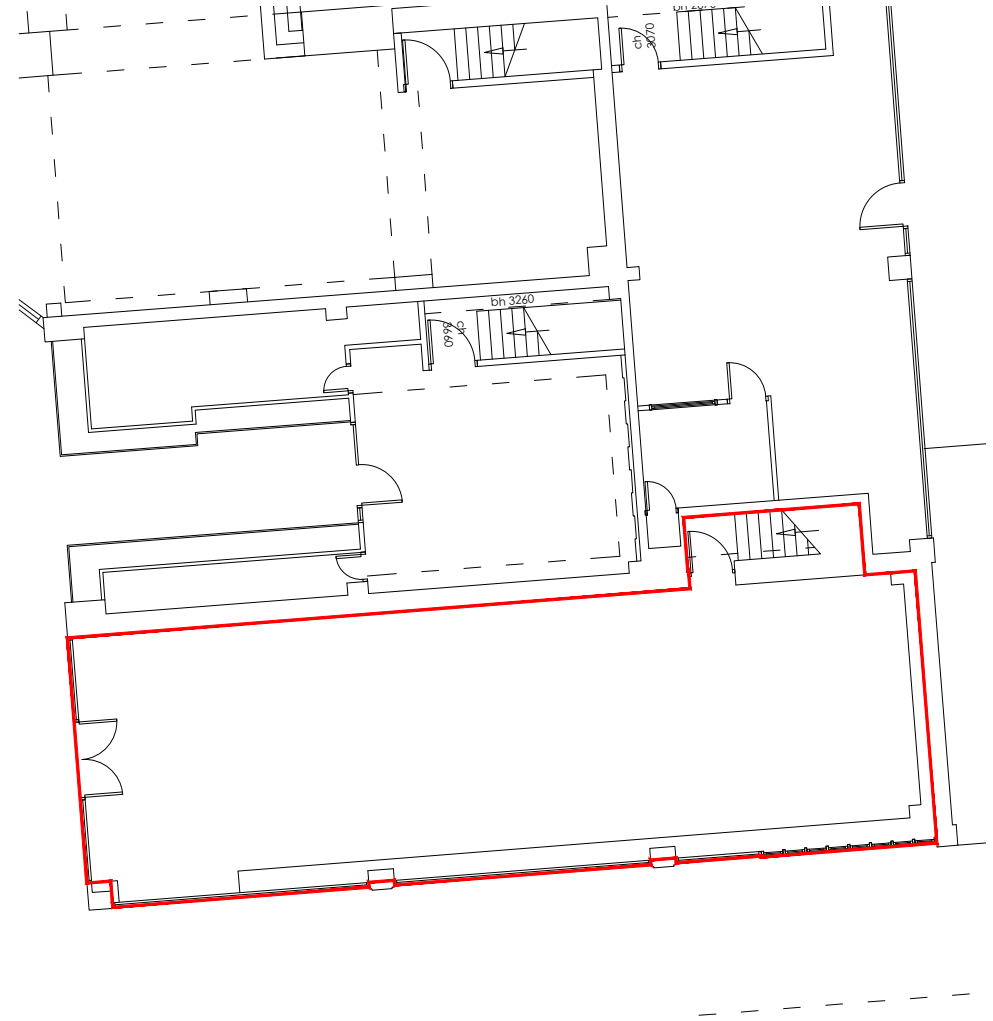
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GROUND FLOOR



FIRST FLOOR



8 The Mall, Cwmbran Shopping Centre

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

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.



Viewing

Strictly via prior appointment with the appointed agents:



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