

SHOP UNIT TO LET

**10 THE ARCADE
CWMBRAN
NP44 1PQ**

CORNER LOCATION



LOCATION

The premises are situated on The Arcade, a short distance from The Mall where multiple retailers represented include W H Smith, HMV, The Entertainer, Boots and Trespass.

The Arcade comprises a mixture of uses including hair and beauty and jewellery.

The location of the premises is shown on the attached Street Traders Plan.

DESCRIPTION

The premises will be created by separating 8 and 10 The Arcade into two separate units. Number 10 The Arcade is the corner unit as shown on the attached plan.

The property comprises ground floor retail with ancillary accommodation in the basement.

ACCOMMODATION

The property comprises the following approximate floor areas:-

Internal Width	5.3m	17ft 6in
Shop Depth	11.6m	38ft 0in
Ground Floor Sales	69.1 sqm	744 sqft
Basement Ancillary	20.9 sqm	225 sqft

LEASE

The premises are available on a new 5 year effectively full repairing and insuring lease by way of a service charge.

RENT

On application.

SERVICE CHARGE

To be confirmed.

RATES

The property has yet to be assessed for rating purposes.

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. This will be capped at £110,000 per business across Wales.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

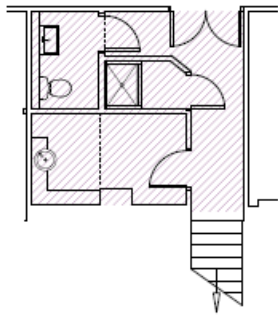
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

Mark Crookes – McMullen Real Estate • Tel: 0208 3058 0202

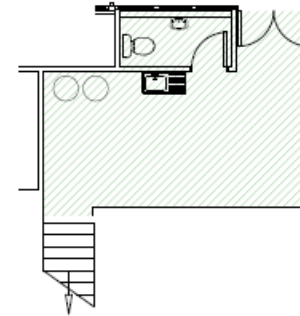
Peter Barker – McMullen Real Estate • Tel: 020 3019 8951

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

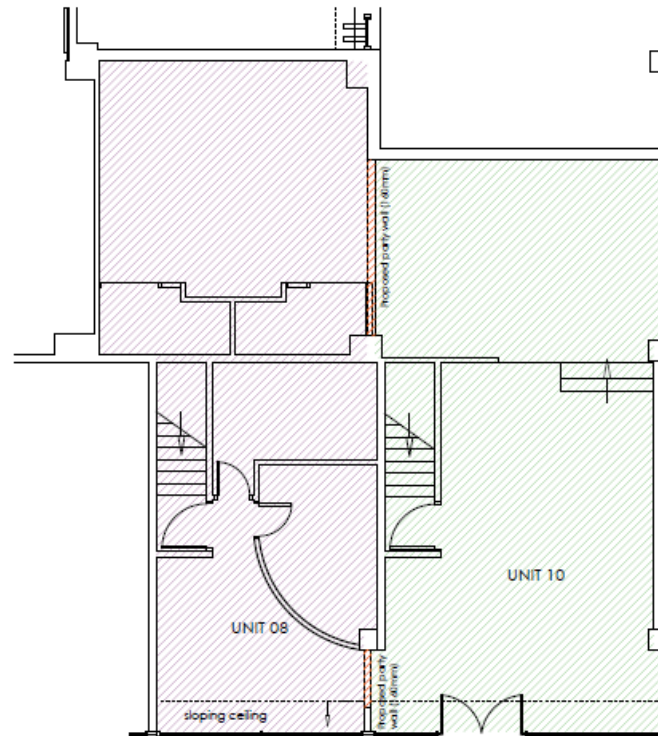




Unit 8
Basement
GIA: 192.9sq ft (17.9sq m)



Unit 10
Basement
GIA: 225.2sq ft (20.9sq m)



Unit 8
Ground Floor
GIA: 747.3sq ft (69.4sq m)

Unit 10
Ground Floor
GIA: 743.7sq ft (69.1sq m)

Notes:

ALL MEASUREMENTS TO BE TAKEN ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. REFERENCE TO THESE DRAWINGS, PLANS, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS. DRAWINGS AND SPECIFICATIONS SHALL NOT BE TAKEN FROM THE DRAWING FILED FOR THE PURPOSE OF RECEIVING OR SECURING ANY PLANNING APPLICATION.

Total GIA:

Unit 8
940.2sq ft (87.3sq m)

Unit 10
968.9sq ft (90sq m)

NO.	DESCRIPTION	DATE

LCP

01384 400123
www.lcpproperties.co.uk

Unit 8 & 10
The Arcade,
Cwmbran Shopping Centre,
Cwmbran,
Monmouthshire,
NP44 1PX

L & C Investments Ltd.

Unit split scheme		
SCALE OF AS:	DATE:	DRAWN:
1:100	September 2025	
PROJECT NO:	DRAWING NO:	REVISION:
16005147	SEP25-SC-001	