

Cwmbran 7 General Rees Square, NP44 1AH

mre McMULLEN
REAL ESTATE

AT A GLANCE!

- ✓ Prominent location fronting General Rees Square
- ✓ Suitable for a variety of uses (Subject to planning)
- ✓ Class A2 Planning



Location

Highly prominent location on General Rees Square fronting the surface car park, as shown on the attached traders plan.

Situated in close proximity to **Asda**, **Primark**, **Greggs** and **The Parade**, one of the main access points to Cwmbran town centre.

Accommodation

The property is arranged over Ground and First Floors providing the approximate floor areas (subject to confirmation following split works):

	Sq Ft	Sq M
Ground Floor Sales	882	81.90
First Floor Ancillary	160	14.80

Tenure

The premises are available by way of a new lease for a term of years to be agreed

Rent

£35,000 plus VAT, per annum exclusive.

Viewing & Further Information



Mark Crookes
McMullen RE

m: 07831 265 072
e: mcrookes@mcmullenre.com



Peter Barker
McMullen RE

m: 07960 978 795
e: pbarker@mcmullenre.com



Phillip Gwyther
EJ Hales

m: 07775 910 994
e: philip@ejhales.co.uk

Cwmbran 7 General Rees Square, NP44 1AH

mre McMULLEN
REAL ESTATE

Rates

To be reassessed following works to separate the unit.

Timing

Subject to vacant possession and works to separate the unit,

Service Charge

£7,700 pa (2024 budget)

Legal Costs

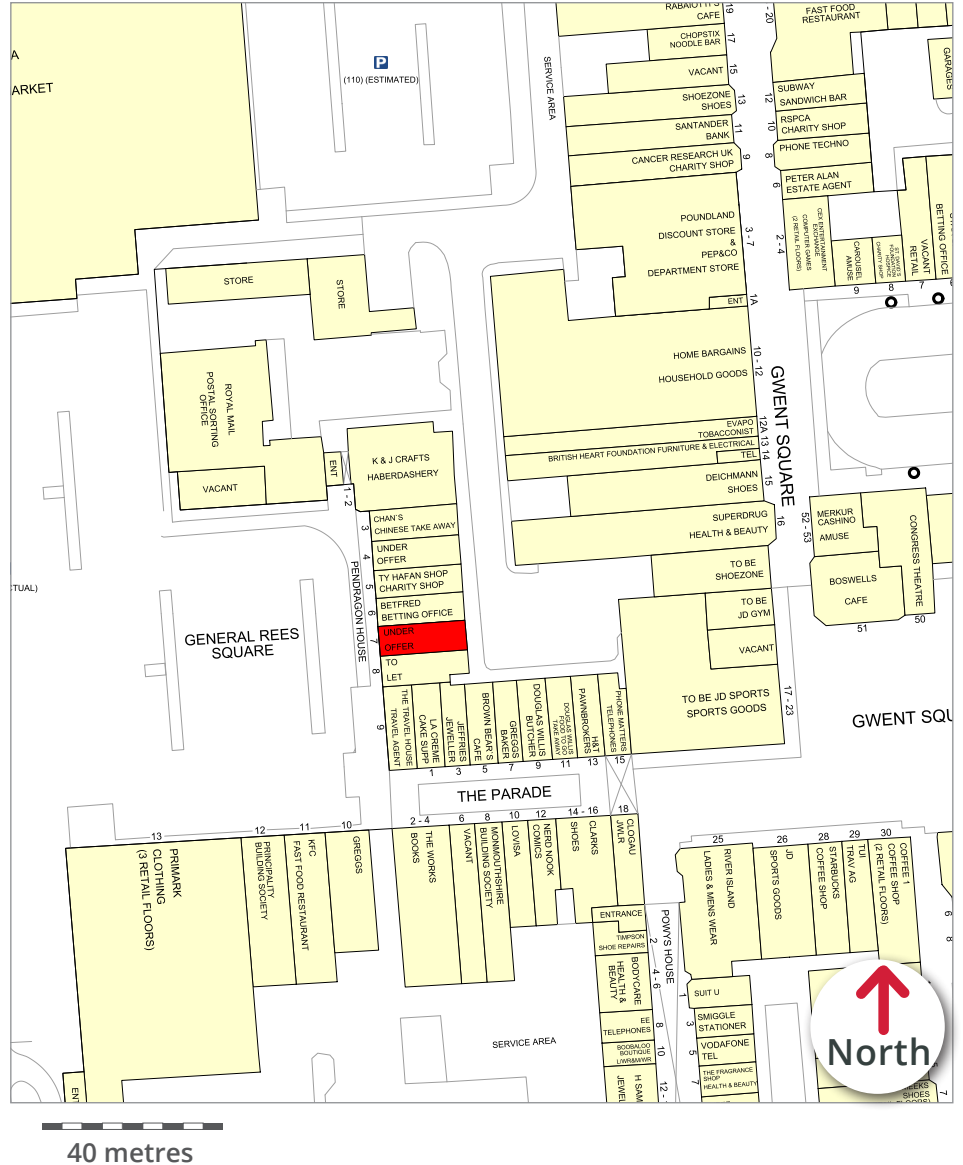
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

The Property has an EPC rating of C:52

Copies of the Certificates are available on request (subject to reassessment following completion of separate works)

Cwmbran



Copyright and confidentiality Experian, 2022.
© Crown copyright and database rights 2022.
OS 100019885

Important Notice

McMullen Real Estate and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate: 020 3058 0200.