


FOR SALE/TO LET - DUE TO RELOCATION

VACANT POSSESSION AVAILABLE FEB 2025 (TBC)

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 

12,083 SQ. FT. GROSS INTERNAL AREA WITH 82 CAR PARKING SPACES ON A SITE OF 1.01 ACRE



Retail Premises, Woodside Road/Heol Llywelyn, Cwmbran NP44 3EW

- Prominent town centre location
- Adjacent occupiers include Sainsbury's, Asda and Primark
- Existing retail use, other uses could include: gym, trade counter, residential, retirement living - subject to planning

Location

Cwmbran is located approximately 6.5 miles north of Newport and 16 miles north east of Cardiff and is the principle town of Torfaen County Borough with a residential population of circa 50,000.

The town has a strong retail offer with Cwmbran Shopping Centre comprising over 180 shop units over 740,000 sq.ft. with 3,500 car parking spaces and attracting 15.6m customers per year.

The Centre is anchored by a 100,000 sq.ft. **Asda** store with other leading brands including **Primark, JD Sport, River Island, Superdrug** amongst others.

The subject property is located immediately to the north west of the town centre adjacent to the **Sainsburys Supermarket** and with extensive frontage to Heol Llywelyn.

Description

The subject property comprises a purpose built supermarket of 12,083 sq.ft. (Gross Internal Area) with 82 car parking spaces on a site of 1.01 acre.

Planning

The property has the benefit of a retail planning permission however other suitable uses could include: gym, trade counter, residential, retirement living, subject to receipt of planning permission.

Tenure

Freehold with vacant possession, available February 2025 (TBC).

Alternatively Leasehold offers will be considered.

Purchase Price/Rental

On application

Rates

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562p. The Rates Payable for 2024/25 are as follows:

Rateable Value £156,000
Rates Payable £87,672

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

C63 Valid until 17/12/2033

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Richard Ryan

029 2034 7051

07768 048705

[/RichardRyan](#)

richard.ryan@fletchermorgan.co.uk

**Fletcher
Morgan**

