



135 Commercial Street Newport, Gwent, NP20 1LY

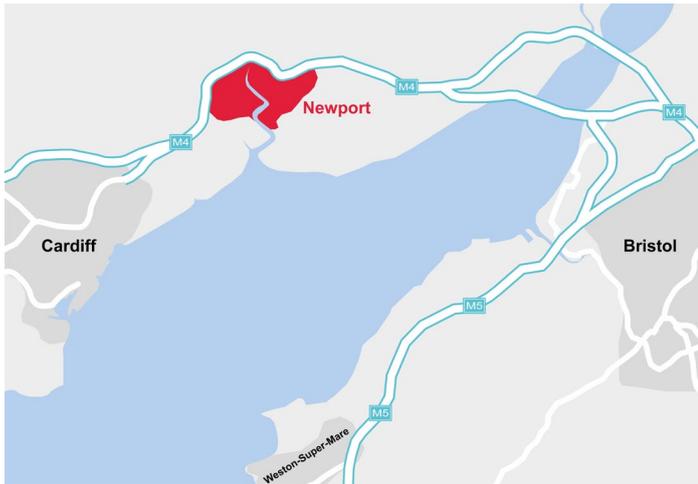
**PROMINANT GROUND FLOOR
RETAIL UNIT - TO LET**

(subject to vacant possession)

- + Prominent position
- + A2 planning consent (Potential for A3 use subject to planning)
- + Return frontage

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Newport has a resident population of approximately 137,000. Commercial Street is the primary thoroughfare within the city centre where both national and local retailers are present.

The property occupies an excellent position on the corner of Commercial Street and Hill Street, close to where the pedestrianised section of the street begins. Notable occupiers in close proximity include Shaws the Drapers, the British Red Cross and most recently, Kaspas Deserts.

DESCRIPTION

The property comprises a ground floor retail unit with a substantial return frontage onto Hill Street. Internally, the property benefits from zoned air conditioning, intruder alarm, WC's, security partitioning and a 3 phase electricity supply.

ACCOMMODATION

The property provides the following approximate areas;

Ground floor sales	1,356 ft ²		(126.00 m ²)
Ground floor storage	344 ft ²		(32.00 m ²)
Total	1,700 ft ²		(158.00 m ²)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

(Subject to vacant possession)

RENT

£15,000 per annum exclusive.

USE

It is understood that the property benefits from A2 planning use. There is potential for alternative uses subject to planning consent.

BUSINESS RATES

The rateable value of the property is £16,500 resulting in the rates payable being £8,233 for the year ending March 31st 2018. Interested parties should rely on their own enquiries with the Local Authority.

EPC

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

69 This is how energy efficient the building is.

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
 Email: david@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2018

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 Newport, Gwent, NP20 1LY

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