



7-8 Commercial Street, Newport, NP20 1HE

TO LET

HIGH STREET RETAIL UNIT
2,765 sq ft (256.88 sq m)

- + Excellent location
- + Good frontage
- + Ground floor retail accommodation

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Newport is the third largest city in Wales with a population of approximately 145,000 (2011 Census). Cardiff lies 12 miles south west and Bristol 31 miles to the east. The property occupies a prime location on the pedestrianised shopping area of Commercial Street. Notable retailers in close proximity include Sports Direct, Card Factory, Poundworld and The Works.

DESCRIPTION

The property comprises a ground floor retail unit with kitchen and WC at the rear. It is fitted out to a good standard with wooden flooring and suspended ceiling.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

Ground Floor 2,765 sq ft | 256.88 sq m

TOTAL 2,765 sq ft | 256.88 sq m

LEASE TERMS

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

RENT

The property is available at a quoting rent of £25,000 per annum exclusive.

USE

It is understood that the property benefits from A1 planning use.

BUSINESS RATES

We understand the rateable value of the property is £40,000. Using the 2021/22 UBR (0.535) this results in rates payable of £21,400.

Under current Coronavirus legislation, occupiers will not have to pay business rates until April 2022.

Interested parties should reply on their own enquiries with the Local Authority.

EPC

The property has an EPC rating of E(118). A full copy of the report can be provided upon request.

VAT

The property has been elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Please note one or more of the directors of the firm have an interest in the property.



December 2021

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Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.