emanueljones

To Let

Unit 27, Friars Walk Shopping Centre

Newport, NP20 1EA

3,092 sq ft (287.21 sq m)

- Shell fit-out
- Shopping centre location
- Flexible lease terms

029 2081 1581

www.emanuel-jones.co.uk

Location

Newport in south east Wales is the fastest growing City in the country and benefits from excellent road and rail links with London being 112 minutes and Cardiff 15 minutes on the train.

The City has a population of approximately 154,000 and is home to large employers such as Admiral, Office of National Statistics as well as the University of south wales and Coleg Gwent who have plans for an extended city Centre Campus in the Centre.

The city is also home to the Celtic Manor Resort, Riverfront theatre, Dragons Rugby and Newport County FC and ranked 77th in the UK retail locations.

Friars Walk, a 390,000 sq ft Shopping Centre, was opened in 2015 and offers numerous retail and leisure options with occupiers including Next, H&M, Bistrot Pierre, Marks and Spencers, Cineworld.

Access and car parking is excellent with the central bus station immediately adjacent and 350 car spaces within the development with 1000 car parking spaces adjacent.

Description

The available accommodation comprises a ground floor retail unit with ancillary first floor accommodation.

Accommodation

The property provides the following approximate areas:

Floor	Area sq ft	Area sq m
Ground Floor	1,466 sq ft	136.17 sq m
First Floor	1,626 sq ft	151.04 sq m
Total	**3,092 sq ft**	**287.21 sq m**

Lease Terms

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

Use

It is understood that the property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

Rent

On application.

Dependant on use and covenant the landlord is able to be flexible and look at various incentive deals.

Service charge

The occupier will contribute a fair portion to the overall service charge of Friars Walk Shopping Centre.

The costs are as follows:

Ground Floor - £8,206.17
First Floor - £3,975.89

Business Rates

To be assessed.

Interested parties are advised to make their own enquiries to the local authority.

Epc

On application.

Vat

The property has been elected for VAT and will be charged where applicable.

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 / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

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 contact. All descriptions, dimensions, reference to condition and nessessary 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 satify 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.

Contact Us:

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