emanueljones
chartered surveyors

# Unit R10, Friars Walk Shopping Centre, Newport, NP20 1EA

## TO LET

RESTAURANT/RETAIL UNIT
2,852 sq ft (264.96 sq m)

+ Partly fitted restaurant
+ Shopping centre location
+ A3 planning use

029 2081 1581

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## 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 property comprises a ground floor partly ftited out restaurant.

## ACCOMMODATION

The property provides the following apporoximate areas;

| | | |
|---|---|---|
| Total | 2,852 sq ft | (264.96 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 A3 planning use. There is potential for alternative uses subject to planning consent.

## SERVICE CHARGE

The occupier will contribute a fair proportion towards the overall service charge of Friars Walk Shopping Centre. This is currently running at £12,192.54 per annum.

## RENT

On application.

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

## BUSINESS RATES

The rateable value of the property is £54,000 with rates payable equating to £30,348 per annum using the 2026/27 UBR.

Interested parties should rely on their own enquiries with 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 / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk


SUBJECT TO CONTRACT AND AVAILABILITY


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August 2026


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