emanueljones
chartered surveyors

Unit 16, Commercial Street,

Newport, NP20 1HE

TO LET

GROUND FLOOR RETAIL PREMISES

2,307 sq ft (214.33 sq m)

+ Quoting £25,000 per annum
+ City centre location
+ Flexible terms

029 2081 1581

www.emanuel-jones.co.uk

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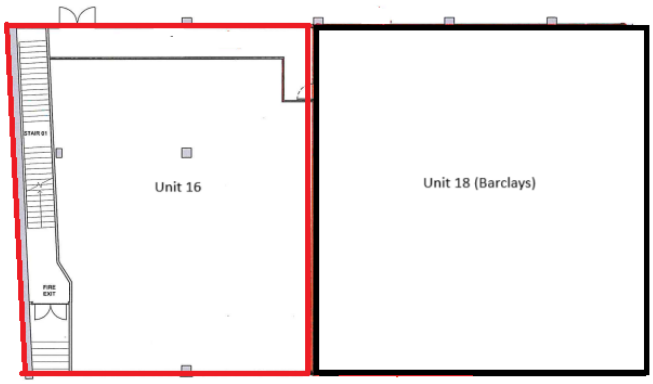
LOCATION

The property is located in Newport, Wale's third largest city. Newport is situated approximately 12 miles south west and 31 miles east of Cardiff and Bristol, respectively. The city has excellent connectivity with accessibility via a number of exists from the M4 Motorway.

The property is also a short walk from Newport's main shopping centre, Friars Walk.

DESCRIPTION

The property comprises a mid-terrace ground floor retail unit, next door to Barclays Bank. It has a large glass frontage and occupies a prime position on Commercial Street.



ACCOMMODATION

We have been informed the property comprises the following areas:

Ground Floor	2,307 sq ft	(214.33 sq m)

PRICE

The quoting rent for the property is £25,000 per annum.

BUSINESS RATES

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

EPC

To be assessed.

VAT

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

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

LEGAL COSTS

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

VIEWING

Strictly by appointment through 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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chartered surveyors
029 2081 1581
6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

January 2025

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Newport, NP20 1HE

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.