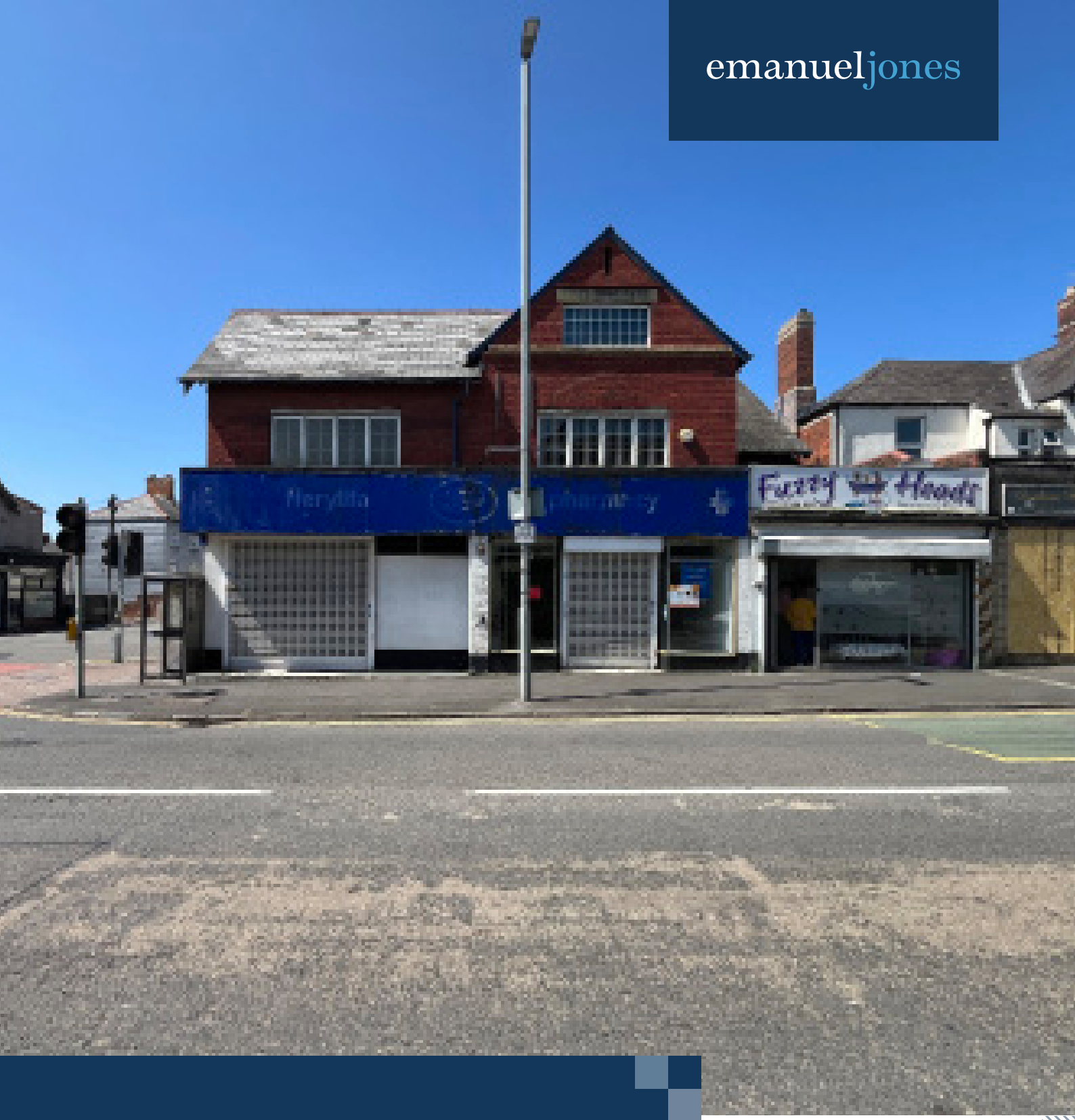
emanueljones



To Let

135/135b Caerleon Road

Newport, Gwent, NP19 7FW

2,076 sq ft (192.83 sq m)

- Two storey retail unit
- A1 planning
- Electric roller shutter door

029 2081 1581

www.emanuel-jones.co.uk

Location

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

The property occupies a prominent position at the intersection of Caerleon Road, Constance Road, Durham Road, and Duckpool Road, benefitting from high visibility and footfall.

Caerleon Road is one of the primary throughfares connecting Newport's eastern district to the city centre and is home to several national and local retailers. Notable surrounding occupiers include Greggs, Co-op Funeralcare, Subway and a Post Office, as well as having residential accommodation in the immediate vicinity.

Description

The ground floor comprises retail space spanning two formerly independent units, now connected via an internal walkway with sloped access near the frontage. The first floor comprises ancillary storage, staff room and breakout space as well as a kitchen and WC.

The property benefits from a glazed frotage and a secure electric roller shutter door.

Accommodation

The property provides the following approximate net internal areas:

	Area sq ft	Area sq m
Ground Floor	1,311	121.77
First Floor	864	80.27
Total	**2,175**	**202.04**

Use

We understand the property benefits from A1 planning consent.

Interested parties should rely on their own inquiries with the local authority.

Rent

Quoting £22,500 per annum exclusive.

Business Rates

The property has a rateable value of £20,000. Using the 2026/27 UBR of 0.350, this equates to rates payable of £7,000.

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

EPC

The property has an EPC rating in band C.

A full copy of the certificate can be made available upon request.

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 through appointments via joint agents Emanuel Jones and Brackenridge Hanson Tate:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

or

Contact: Tom Grimshaw

Email: tom@bht.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:

029 2081 1581