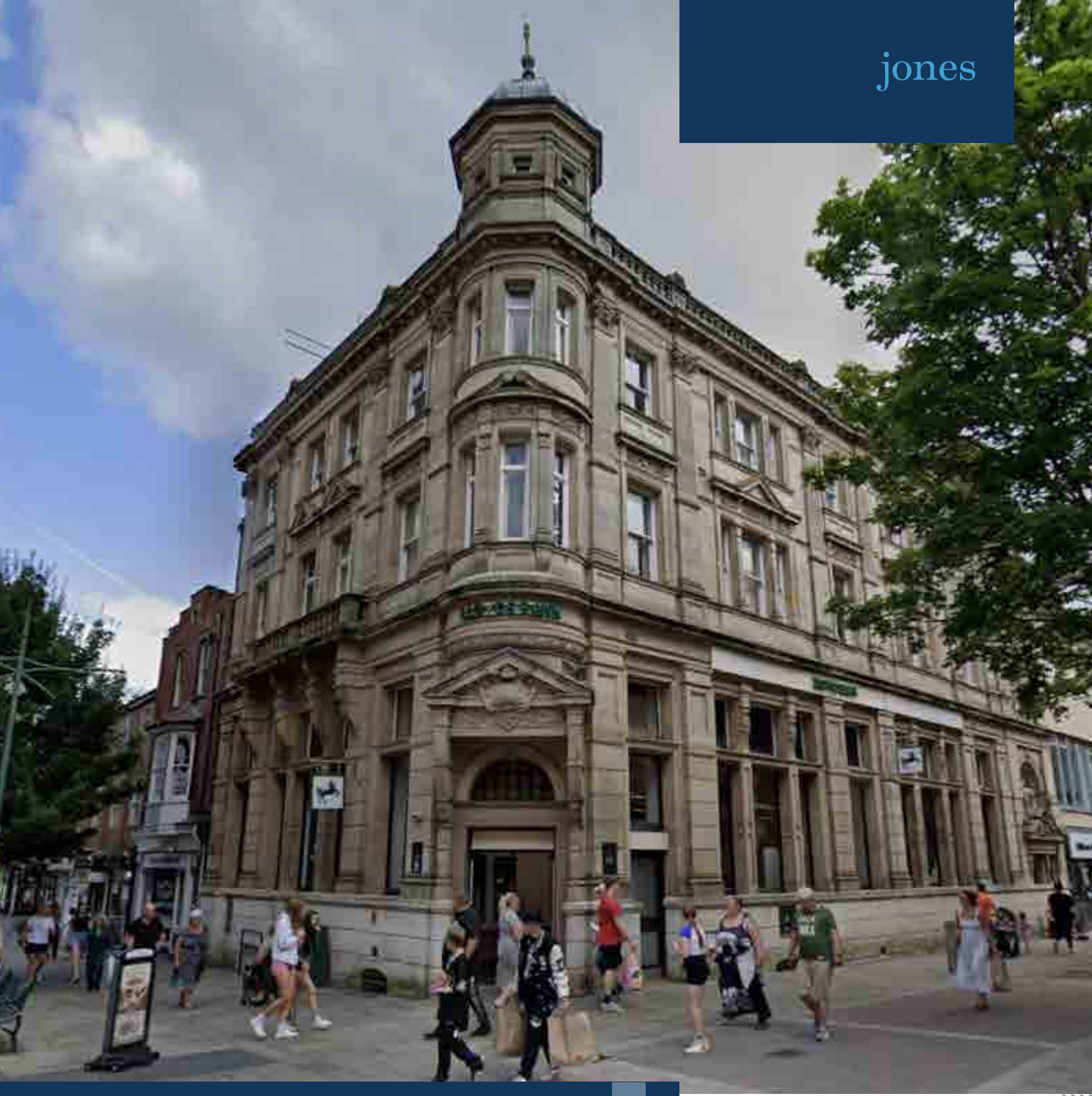

jones

For Sale

42 Commercial Street

Newport, NP20 1WX

12,056 sq ft (1,120.06 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Freehold
- City centre location
- Redevelopment potential STP
- Let to excellent covenant

Location

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

The property occupies an excellent position on the corner of Commercial Street and Llanarth Street which leads directly into John Frost Square, the Kingsway Shopping Centre and Friars Walk Shopping Centre.

Notable occupiers in close proximity include Superdrug, Greggs, M&S Foodhall, Puregym and Primark.

Description

The available property provides accommodation split over basement, ground, first, second and third floors. The entire property is leased to Lloyds Bank Plc on a 4 year term from 24th June 2023 producing £50,000 per annum. The property also has future redevelopment opportunities, subject to planning.

Accommodation

We understand the property provides the following approximate areas:

Room	Area sq ft	Area sq m
Basement	1,138	105.77
Ground Floor	2,584	240.05
First Floor	3,105	288.44
Second Floor	3,703	344.06
Third Floor	1,526	141.74
Total	**12,056**	**1,120.06**

***Lloyds Bank PLC occupy the first and second floors of the adjacent building. This is not included in the available freehold.**

Covenant

Lloyds Bank PLC has a creditsafe risk rating of 86/100 which is defined as "very low risk".

See below key financial information.

	2024	2023	2022
Turnover (£B)	34.4	31.1	21.3
Pre Tax Profit (£B)	4.7	7.1	6.1
Shareholders Funds (£B)	39.7	40.4	39

Purchase Price

Quoting **£435,000** for the freehold interest subject to the occuptaional lease with Lloyds Bank Plc. This illustrates a net initial yield of **11.05%** assuming purchasers costs of **3.98%**.

Business Rates

As of April 2026, the property has a rateable value of £48,750.

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

Epc

To be assessed.

Vat

The property has not been elected for VAT.

Legal Costs

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

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.

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:

029 2081 1581