emanueljones

To Let

Unit 44-48, Friars Walk Shopping Centre

Newport, NP20 1DU

10,285 sq ft (955.47 sq m)

- Shopping centre location
- Flexible lease terms
- A1 use class

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 Nando's, Shoezone, Bistrot Pierre, JD Sports, Next and Holland & Barrett..

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 large, open-plan, retail unit which was previously occupied by Marks and Spencers. The unit is split over two floors, having ground floor sales space and first floor ancillary storage.

It benefits from a large glazed frontage, and is acessible via John Frost Square.

Use

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

Accommodation

We understand the unit provides the following approximate areas (NIA):

Description	Area sq ft	Area sq m
Ground floor	6,584	611.66
First floor	3,701	343.81
Total	**10,285**	**955.47**

Rent

Quoting **£65,000** per annum.

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

Lease Terms

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

Business Rates

There property has a rateable value of £109,000. using the 2026/27 UBR (0.515) this equates to rates payable of £56,135

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

Service Charge

The occupier will contribute a fair portion to the overall service charge of Friars Walk Shopping Centre. This is currently running at approximately £65,000.

Further details on request.

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.

Contact Us:

029 2081 1581

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