



165 CAERLEON ROAD NEWPORT NP19 7FX

- Ground Floor Retail Unit to Let from July 2025
- Popular Location on Main Arterial Route
- Qualifies for Discount under Small Business Rates Relief
- Busy District Shopping Area
- Approximately 55.60 sq m (598 sq ft)
- Quoting Rent of £10,000 Per Annum, Exclusive



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Caerleon Road which is the main arterial route into Newport City Centre approximately 1 mile to the South West. Surrounding occupiers include Subway, Greggs, Dream Doors and Macey Sports.

DESCRIPTION

The property provides retail accommodation at ground floor level with a glazed shop frontage facing onto Caerleon Road.

The property benefits from wood effect vinyl flooring, wall mounted power and a suspended ceiling. To the rear of the property is ancillary storage, a WC and kitchen facilities.

ACCOMMODATION

Retail Accommodation	42.00 sq m	(452 sq ft)
Stores/WC's	13.60 sq m	(146 sq ft)
Total:	55.60 sq m	(598 sq ft)

PLANNING

We understand that the property benefits from planning consent for A1 Retail use as defined in Town and Country Use Class Order 1987. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£8,700
RATES PAYABLE:	£4,889.50*

* Some occupiers may qualify for "small business relief" which will prove a discount on this figure. Interested parties should contact the business rates department at Newport City Council for more information.

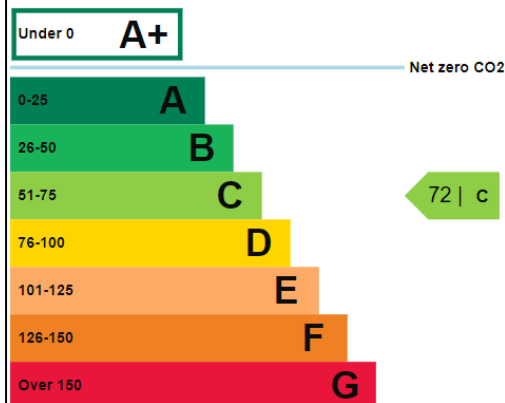
TENURE

The office suite is available to let by way of a new lease direct with the landlord. We are quoting a rent of £10,000 per annum, exclusive.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

CLAIRE BIGNELL
07548 558793
claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330