



159 CHEPSTOW ROAD, NEWPORT, NP19 8XP

Retail Unit / Office to Let

Prominent Position – High Level of Passing Traffic

Busy District Shopping Area on Arterial Route

Secure Rear Car Park

Approximately 196.23 sq m (2,112 sq ft)

Quoting Rent of £20,000 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 Chepstow Road approximately 1.5 miles from the city centre, in the busy shopping district of Maindee. Its proximity to the junction with Wharf Road results in a high volume of passing traffic.

The surrounding area provides a mixture of retail and residential occupiers together with a number of pubs and cafes.

DESCRIPTION

The property was recently used for funeral care with a reception / waiting area with ancillary offices, a function room that is partitioned and could be utilised as three separate offices, a kitchen and separate WC facilities. There is also two storage areas to the rear, one of which opens onto the secure car parking area.

Internally, the property is well presented and has been fitted with laminated flooring, though could be updated further by the ingoing occupiers with some refurbishment tailored to meet their requirements.

Externally the property benefits from a return frontage to Chepstow Road and Victoria Avenue. To the rear of the property is an enclosed, secure car park with sufficient space for a minimum of 6 vehicles.

ACCOMMODATION

Ground floor 196.23 sq m (2,112 sq ft)

PLANNING

We understand that the property benefits from planning consent for A2 use as defined in Town and Country Use Class Order 1987. However, we recommend that interested parties make their own enquiries to the local planning authority.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE: £15,750

RATES PAYABLE: (2023/24) £ 8,427



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

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77

This is how energy efficient the building is.

TENURE

The property is available by way of new lease on flexible terms. Quoting rent is £20,000 per annum, exclusive.

VIEWING

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

DAN SMITH

01633 740 740

dan@m4pc.co.uk

OWEN LAMBERT

01633 740 740

owen@m4pc.co.uk



01633 740 740
m4pc.co.uk

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