



1 – 2 COMMERCIAL STREET, NEWPORT, NP20 1HE

Retail Accommodation to Let

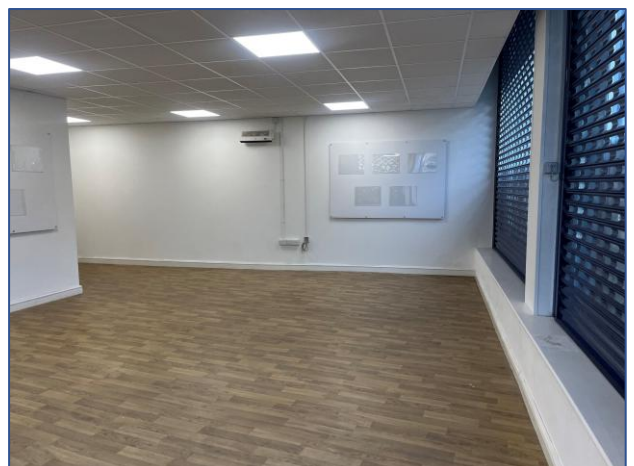
City Centre Location near Regenerated Newport Market

Walking Distance to Newport Train Station

Ground Floor Recently Redecorated

917 Sq Ft (85.23 Sq M)

Quoting £15,000 plus VAT



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 Commercial Street, just off High Street in Newport City Centre. Nearby occupiers include masseurs, hairdressers, Sports Direct, What a Party amongst others.

DESCRIPTION

The property is two floor retail accommodation.

The ground floor benefits from laminate flooring, walls sockets, suspended ceiling with lighting and shutters to the doors and windows. The shop frontage and feature windows cover both commercial and skinner street and have the benefit of internal shutters.

The first floor has separate WC facilities and a kitchen area. This benefits from carpeting, strip lighting and wall sockets.

ACCOMMODATION

Ground Floor: 46.95 Sq M (505 Sq Ft)
Mezzanine: 38.28 Sq M (412 Sq Ft)
Total: 85.23 Sq M (917 Sq Ft)

There are pay and display car parking sites nearby.

PLANNING

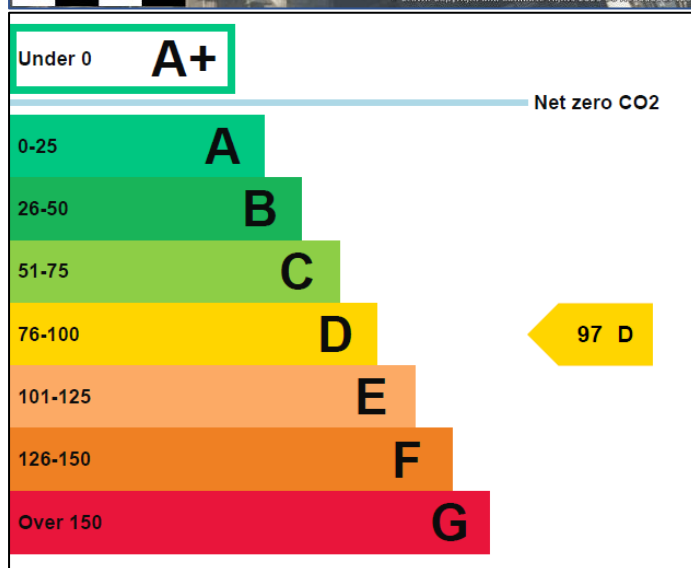
We understand that the property benefits from planning consent for retail use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE: £13,000
RATES: £7,306



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

TENURE

The retail unit is available to let by way of a new lease direct with the landlord at a rent of £15,000 plus VAT exclusive.

A service charge will also be payable by the tenant and details are available upon request.

VIEWING

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

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