



4 SKINNER STREET, NEWPORT, NP20 1HB

Retail Accommodation to Let

City Centre Location near Regenerated Newport Market

Walking Distance to Newport Train Station

Recently Redecorated

226 sq Ft (21 sq m)

Quoting £5,000 plus VAT 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 Skinner Street, just off High Street in Newport City Centre. Nearby occupiers include masseurs, hairdressers, cafes and other small independent retailers.

DESCRIPTION

The property is ground floor retail accommodation with separate WC facilities.

This is recently decorated and there is the benefit of suspended ceilings with lighting, wall mounted sockets, laminate flooring and large glass windows to the front of the property.

The property benefits from an internal shutter.

ACCOMMODATION

Total: 21 sq m (226 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

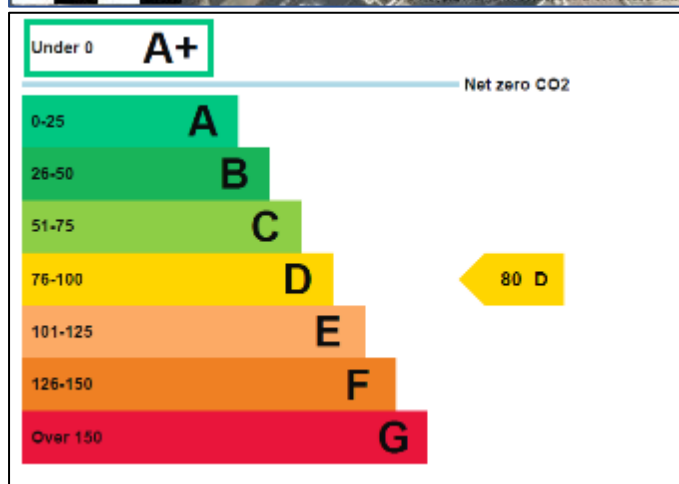
Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

The property will need to be re assessed.

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



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

TENURE

The office suite is available to let by way of a new lease direct with the landlord at a rent of £5,000 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:-

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