



151 COMMERCIAL STREET, NEWPORT, NP20 1JQ

Shop & Upper Floors to Let

City Centre Location,

Walking Distance to Newport Train Station

Popular Pedestrianised Area

3,175 sq Ft (294.95 sq m)

Quoting £25,000 exclusive 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, the main pedestrianized road in Newport City Centre with a high foot fall adjacent to Friars Work Shopping Centre. Nearby occupiers are predominantly retail include TSB Bank; Cake Box and Fone Fix.

DESCRIPTION

The property is a three storey mid-terraced building providing retail and storage space.

The ground floor provides open plan retail space, with office and WC facilities to the rear. This benefits from laminate floor, suspended ceiling with lighting and two display windows to the front.

The first floor is open plan storage space with a separate kitchen. This benefits from strip lighting and large windows to the front.

The second floor provides storage space, however, is only accessible via an external fire escape.

Pay and display car parks are within walking distance.

ACCOMMODATION

Ground floor	155.47 sq m	(1,674 sq ft)
First floor	139.48 sq m	(1,501 sq ft)
Total:	294.95 sq m	(3,175 sq ft)

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

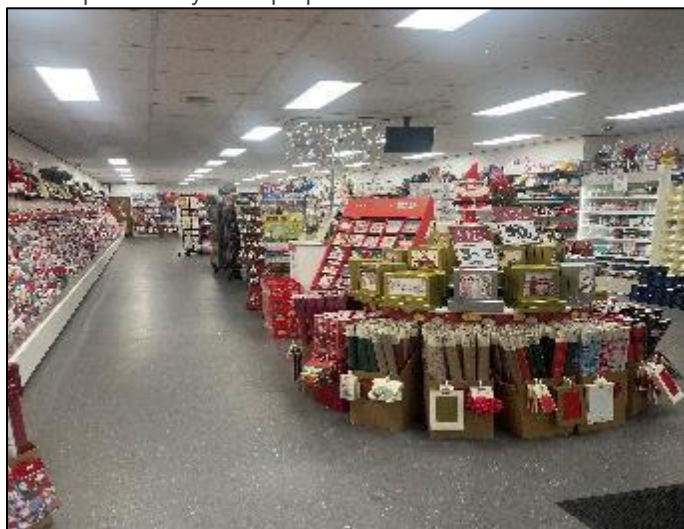
RATING ASSESSMENT

RATEABLE VALUE:	£19,250
RATES PAYABLE:	£10,818.50

Discounts of up to 65% on rates payable are currently available through Welsh Assembly Government and Newport City Council. Interested parties should contact Newport City Council for further information



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



EPC

An Energy Performance Certificate has been requested and will be provided shortly.

TENURE

The retail accommodation is available to let by way of a new lease direct with the landlord at a rent of £25,000 pa plus VAT.

VIEWING

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

CLAIRE BIGNELL

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claire@m4pc.co.uk



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