



ROOMS 201, 203, 206, CHURCHGATE HOUSE, 8 CLYTHA PARK ROAD, NEWPORT, NP20 4PB

1st Floor Accommodation To Let

Excellent Public Transport Links

Close to City Centre Amenities

Three rooms available for office or alternative therapy use

Rooms from 110 – 165 Sq Ft (10.19 – 15.28 sqm)

Quoting rents from £2,420 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 in Newport City Centre close to the Railway Station and within walking distance of city centre amenities. Located on the corner of Clytha Park Road and Caerau Road in a busy district with local business including restaurants, beauty salons and offices.

DESCRIPTION

The property is a three storey Georgian building, the ground floor is currently occupied by a Beauty Salon and the first floor has individual rooms three of which are vacant. The second floor consists of office occupation.

The building benefits from a communal kitchen on the second floor and a secure video intercom system. Toilets are available on the first and second floors.

Three separate rooms are available, they are suitable of office or beauty business. The rooms benefit from lighting, central heating, double glazed windows and laminate floors.

There is on street parking available on the streets surrounding the property.

ACCOMMODATION

Room 201	110 Sq Ft	(10.19 Sq M)
Room 203	141 Sq Ft	(13.15 Sq M)
Room 206	165 Sq Ft	(15.28 Sq M)

PLANNING

Given the current uses within the building we would assume that alternative therapy/office uses would be allowed. However, we recommend that interested parties make their own enquiries to the local authority.

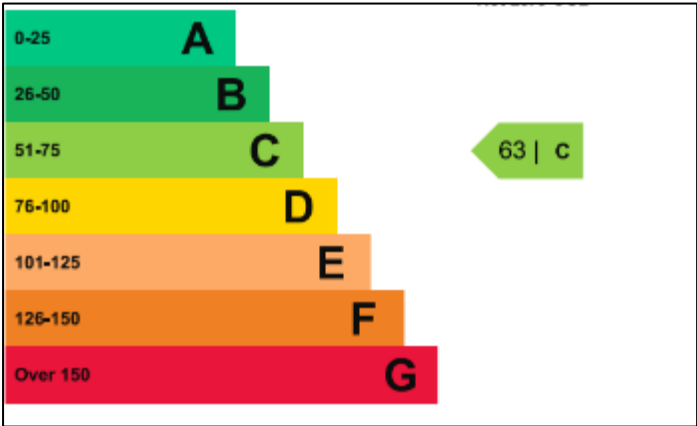
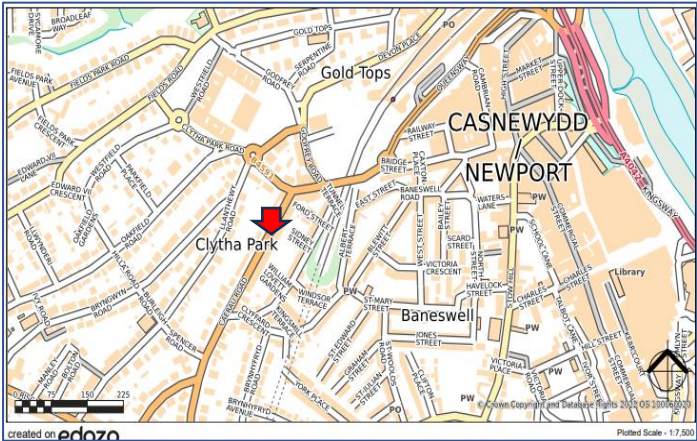
LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

All offices have a rateable value of less than £6,000 pa and so most occupier would qualify for "small business relief" which will provide a full exemption on the above figures.

Interested parties should contact 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 rooms are available to let, individually or altogether, by way of a lease direct with the landlord. Quoting rent includes heating, lighting, and water as follows:

Room 201	£2,420 per annum
Room 203	£3,102 per annum
Room 206	£3,630 per annum

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

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