



27 SKINNER STREET, NEWPORT, NP20 1HB

Office Accommodation to Let

City Centre Location near Regenerated Newport Market

Walking Distance to Newport Train Station

Additional Basement Storage

632 sq Ft (58.73 sq m)

Quoting £12,000 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 office accommodation with steps to a kitchen area and separate WC facilities.

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

In addition, there is basement storage.

ACCOMMODATION

Ground Floor:	58.73 sq m	(632 sq ft)
Basement Stores:	25.83 sq m	(278 sq ft)

There are pay and display car parking sites nearby.

PLANNING

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

LOCAL AUTHORITY

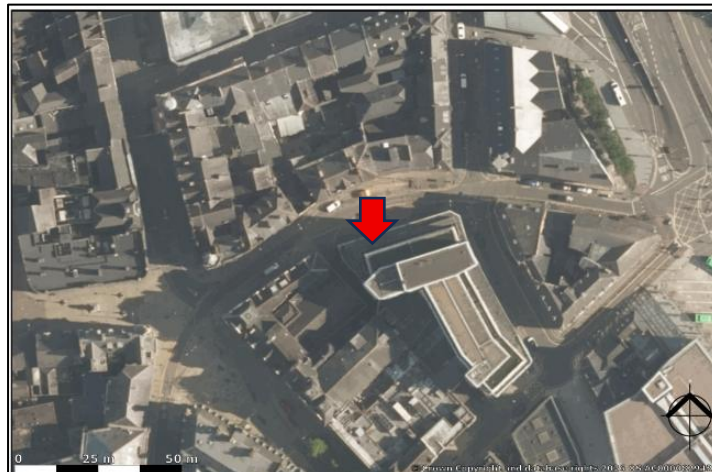
Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

Rateable Value	£8,800
Rates*	£4,532

* We have applied the standard multiplier of 0.515.

Some occupiers may qualify for "small business rates relief" which will provide a discount of approximately 50% on this figure. In addition, for 2026-27 Newport City Council are also providing an additional 25% discount under their "Local City Centre Relief Scheme". 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.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is being prepared and will be available shortly.

TENURE

The office suite is available to let by way of a new lease direct with the landlord at a rent of £12,000 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