

TO LET/MAY SELL



4 Gold Tops Newport South Wales NP20 4PG

- Located in Newport's premier Office district
- Total NIA approx. 2,473 sq ft / 229.78 m²
- On Site Parking (approx. 9 Vehicles)

Location

The subject premises are located on Gold Tops which remains the premier business district of Newport. The area comprises a mixture of office users including Local Government Bodies, Solicitors, Surveyors and Accountants and other professional practices.

The premises are well positioned with regards to access to the M4 motorway at junctions 25, 25a and 26.

Description

The subject property comprises a semi-detached office building arranged over lower ground, ground, first and second floor levels. The property is of brick construction with a pitched slate roof. The premises benefits from onsite parking for approximately 9 vehicles. Internally, at ground floor level, the property comprises a main entrance reception along with meeting room and three distinct office areas. At this level there is also a disabled WC. An internal staircase provides access to the first floor which provides five further offices with male and female WC facilities. The 2nd floor accommodation provides two storage rooms. The basement area has a shower facility as well as additional storage and a large kitchen with built in wall and floor units.

The property benefits from gas central heating and double glazing throughout.

Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Basement	30.7	330
Ground Floor	97.55	1050
1st Floor	79.65	858
2nd Floor	21.88	235
TOTAL NIA	229.78	2,473

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the property is available for sale with vacant possession.

Quoting Rental

£27,500 per annum exclusive.

Quoting Figure

Offers in the region of **£375,000 (Three Hundred and Seventy-Five Thousand Pounds)** for the freehold interest in the premises.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D / 81. (Certificate N° 0240-8946-0371-3780-5074 Valid until 2nd May 2029). A copy of the certificate is available upon request.

Rateable Value

£20,500 per annum (2017 List).

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Newport City Council – www.newport.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Important Notice

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