

# To Let



## 4-5 Market Street Newport NP20 1FU

- Located in Newport City Centre;
- Ground floor unit with mezzanine area;
- Suitable for a variety of uses (Subject to Planning);
- Circa 3,800 sq ft/ 353.08 sq m

## Location

The property is situated on Market Street, which links Upper Dock Street and High Street two of the main thoroughfares in the City Centre. Newport Indoor Market which is currently undergoing significant refurbishment is situated directly opposite whilst other local occupiers on Market Street are generally food and pub offerings. The premises are located within the heart of the City Centre within close proximity to the main central Bus and Railway Stations.

## Description

The property itself has modern glazed frontage onto Market Street, the premises comprise a property on basement, ground and mezzanine (first floor) levels with generally open plan space having suspended ceilings with modern lighting units.

## 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
Ground Floor	132.47	1426
Mezzanine Level	71.97	775
Basement Area	148.64	1600
<b>Total</b>	<b>353.08</b>	<b>3800</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

We are quoting a rental of £17,000 per annum, exclusive of VAT.

## Service Charge

A service charge is payable with regards to standard Landlord outgoings to the premises further details are available upon request.

## 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 E (124).

## Rateable Value

2018 Listing - £7,300.00

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

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

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Brian Chatfield:

### Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

### Brian Chatfield

01227 770 587

Mobile: 07795 984598

brian@azurepc.co.uk



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