

# To Let



## Ground Floor 70 Bridge Street Newport NP20 4AQ

- Located in the heart of Newport City Centre;
- A2 Use;
- Suitable for alternative uses (Subject to Planning);
- Total Ground Floor area approx. 917 sq. ft / 85.18 m<sup>2</sup>.

## Location

The property is located on Bridge Street in the heart of Newport City Centre. Bridge Street remains an extremely busy commercial thoroughfare in the City Centre. The popularity of this vicinity is reflected in the fact that there are very few available premises on Bridge Street especially in the pedestrianised area where the subject property is located. The property is well located in terms of prominence and current use, with the immediate area being well established as an A2 user location for both estate agents, financial services, and associated businesses.

## Description

The subject premises comprise a ground floor unit in a mid-terrace building of traditional brick / stone rendered construction under a pitch slate roof. The unit provides glazed frontage onto Bridge Street and internally is well proportioned, with a good open plan sales / display area and rear offices and ancillary space.

## Accommodation

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

Room	sq m	sq ft
Retail/Display Area	52.90	569
ITZA	441	
Rear Offices	14.62	157
Kitchen	9.72	104
Store	8.02	86
<b>Total area approx</b>	<b>85.18</b>	<b>917</b>

## Car Parking

The premises are located within close proximity to a number of City Centre public car parks.

## Tenure & Terms

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

## Quoting Rental

We are quoting a rental of £16,500 per annum, exclusive of VAT.

## Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. 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 89 / D. (Certificate N° 9614-1356-6655-4832-6176. Valid until 7th July 2031).

## Rateable Value

Ground Floor, 70 Bridge Street, Newport, NP20 4AQ  
1st April 2017 – present – £16,500

## 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:

**Haydn Thomas**

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