

# TO LET

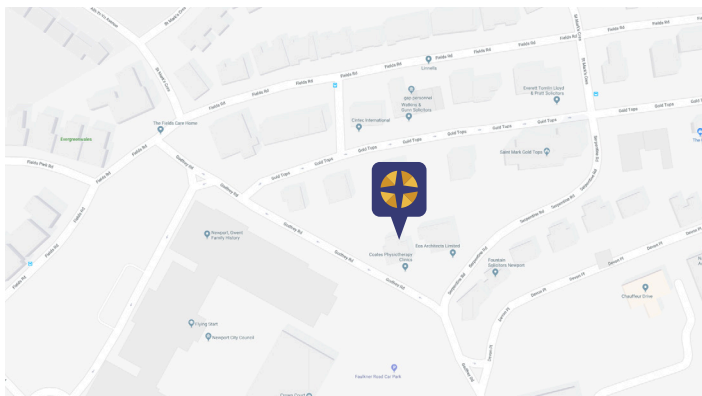


## 33 Godfrey Road Newport NP20 4PE

- Within close proximity of Newport City Centre
- Nine car parking spaces
- 2,108 sq ft/195.9 sq m (Net internal area)

## Location

The Subject premises are within a short walking distance of Newport City Centre and Railway station. The premises are located in a prominent position on Godfrey Road.



## Description

The property comprises a large semi detached period office building arranged over four levels. The premises are arranged over lower ground, ground, first and second floor level.

All mains services are connected to the property. There is a full gas fired central heating system within the building.

## Accommodation

The following areas have been measured to RICS guidelines:-

Room	M <sup>2</sup>	Sq Ft
Basement	26.17	282
Ground Floor	76.27	821
First Floor	56.61	609
Second Floor	18.6	200
<b>TOTAL</b>	<b>177.65</b>	<b>1,912</b>

## Tenure/Quoting Price

£25,000 per annum exclusive.

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

## 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 C.

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**115** This is how energy efficient the building is.

## Rateable Value

£14,250 per annum (2017 list).

The estimated rate payable are £7,324.50

## Planning

The property benefits from planning permission under the use class B1 as offices. We do advise potential occupiers to make their own enquires with the local authority.

## Legal Costs

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

## VAT

We have been informed by our client that VAT is not applicable in this instance.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Fiona Weaver:

### Haydn Thomas

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