

FOR SALE



105-106 Commercial Street, Newport, NP20 1LW

- A main retail thoroughfare in Newport
- A traditional 3 storey building

Location

The subject premises are located to the western end of Commercial Street which is a main retail thoroughfare in Newport City Centre. The area comprises of a mixture of occupiers including Restaurant and Fast Food outlets as well as Public Houses and A1 Retailers.



Description

The subject premises comprises of a mid terrace building of traditional construction under a pitched slate and flat roof. The front section of the premises is 3-storey with the rear section being of 2-storeys. The rear area has been extended to 2-storeys to provide both an extension to the ground floor retail area and also the 1st floor storage area. Internally the ground floor comprises of an open plan retail area with internal staircase to the upper floors to both the front and rear of the unit.

The 1st floor comprises of an open plan storage area to the rear with cellular storage area to the front. WC facilities are also catered on this level. The 2nd floor comprises of cellular accommodation together with further WC facilities.

The 1st floor benefits from rear access to a loading / parking area. The retail area is heated by way of a suspended gas heater blower. The property has strip lighting throughout and a fully frontage onto Commercial Street.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	M ²	Sq ft
Ground floor retail depth	33.61	120.8
Initial width	9.682	31.9
Rear width	5.7	18.8
Ground floor retail area	215.21	2316
Ground floor ITZA	98.07	1056
1 st floor front room	39.33	423
Rear room	10.57	114
Male and female WCs	N/A	N/A

Rear storage area	139.05	1497
2 nd floor front room	26.67	423
Front room	298.61	211
Rear room	16.38	176
WC/Bathroom	N/A	N/A
TOTAL	892.882 Sq m	6251.5 Sq ft

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74 This is how energy efficient the building is.

Tenure & Terms/Quoting Price

£29,500 per annum exclusive

Rateable Value

£14,750 per annum (2017 list).

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:

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