



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.

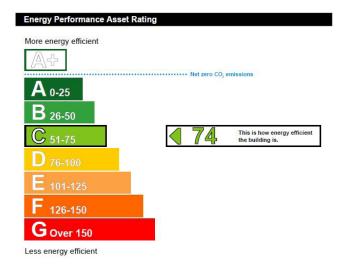
The 1st floor benefits from rear access to a loading / parking area. The retail area is heated by way of a suspended gas heater blower. The property has strip lighting throughout and a fully frontage onto Commercial Street.

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 |
| 1st 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 |



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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