

TO LET/MAY SELL

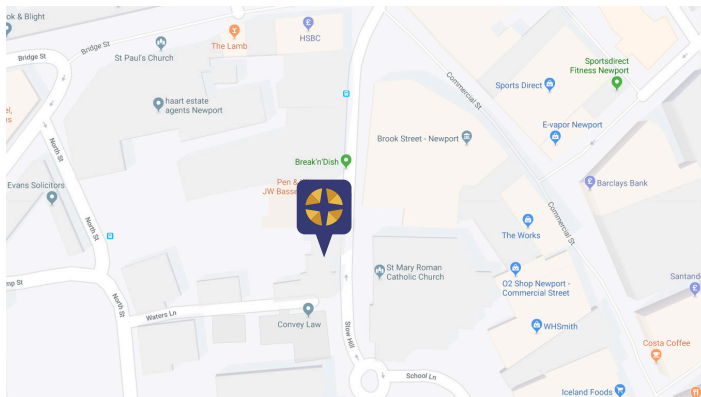


26 Stow Hill Newport NP20 1JD

- Located on the main retail thoroughfare in Newport City centre
- Total net internal area, Circa 1,615 sq ft (150.03 sq. m)
- Suitable for alternative uses (subject to the required consents)
- Available to rent in whole (available June 2020) or part freehold available

Location

The subject premises are located on Stow Hill, one of the main commercial thoroughfares in Newport centre. The area comprises a mixture of commercial occupiers and is within close proximity to the cities central mainline rail station and bus terminus.



Description

The subject property comprises a mid-terrace building of traditional brick construction.

The building is arranged over basement, ground, first and second floor levels.

The property provides an open plan ground floor area fronting Stow Hill with basement and rear ancillary space.

A self-contained internal stairs gives access to the upper floors. The first floor provides three offices and WC, whilst the second floor provides three further offices.

Accommodation

The following areas have been measured to RICS guidelines:-

Ground Floor	M ²	Sq Ft
Front sales/office	44.51	479
Ground floor stores	1.30	14
Rear office/store	9.8	105
Kitchen	3.45	37
Basement	-	-
Total area	59.06	635
First Floor	M ²	Sq Ft
Office 1	17.40	187
Office 1	16.73	180
Office 3	5.28	57
Reception/Hall	7.35	79
WC	-	-

Total area	46.76	503
Second Floor	M²	Sq Ft
Office 1	17.23	185
Office 2	15.35	165
Office 3	7.53	81
Hall	4.31	46
Total area	7.35	79
Total net internal area	150.03	1615

Tenure & Terms

Rent upon application - Freehold price £175,000 (one hundred and seventy five thousand pounds) for the vacant freehold interest.

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

123 This is how energy efficient the building is.

Rateable Value

Ground floor £6,800 per annum (2017 list)

First & second floor £6,900 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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