

TO LET



Ground Floor Retail Unit 44 Commercial Street Newport NP20 1LP

- Former Café Nero premises
- 5-storey property with significant potential
- Approximately 287.77 m² / 3,097 sq.ft

Location

Newport is the principal administrative and commercial centre for Gwent. The town is situated 13 miles east of Cardiff, 16 miles west of the Severn Bridge and benefits from excellent road communications, being adjacent to junctions 24-28 of the M4 motorway. In addition, there are regular InterCity services to Bristol and London (Paddington).

Newport City Centre has recently undergone widespread regeneration programmes including the Friars Walk Shopping Centre, The Indoor Market and Central Point.

The property is situated within the pedestrianised area along Commercial Street one of the main commercial thoroughfares of Newport City Centre close to its junctions with Llanarth Street and Charles Street being an established retail and leisure location. The area comprises a mixture of uses including A1 and B1 commercial users, residential and A3 occupiers including Primark, Card Factory, Thomas Cook, Game, Lloyds Bank, Greggs and Three amongst many others.

Description

The property comprises a mid-terraced 5-storey premises of traditional brick construction under a pitched tiled roof arranged over basement, ground and three upper floors.

The property previously traded as Café Nero providing an open-plan coffee shop with customer seating and ancillary accommodation at ground floor level with the basement and upper floors providing staff and further ancillary accommodation.

Accommodation

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

Room	sq m	sq ft
Ground Floor Sales	100.08	1,077
1 st Floor	112.51	1,211
2 nd Floor	44.23	476
3 rd Floor	30.95	333
TOTAL NIA	287.77	3,097

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 £25,000 per annum, exclusive of VAT.

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 E / 103. (Certificate N° 0090-5928-0331-9130-1020. Valid until 9th January 2029). A copy of the certificate is available upon request.

Rateable Value

Description: Shop & Premises

Rateable Value: £24,750 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Newport City Council – www.newport.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact with the joint agents':

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**HUTCHINGS
& THOMAS**
PROPERTY CONSULTANTS

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Important Notice

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**HUTCHINGS
& THOMAS**
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