

TO LET



1 Llanover Buildings Victoria Terrace Newbridge Newport, NP11 4EX

- Office space totalling 70.30 m² / 756 sq. ft
- Located in busy town centre
- Suitable for alternative uses subject to planning
- Available by way of a new lease

Location

Newbridge is a town located within the county of Caerphilly borough with a population of approximately 10,000 people. The town is located approximately 12-miles north of Newport City and 21-miles north of Cardiff.

The subject property is situated on Victoria Terrace a busy commercial thoroughfare just off the main high street of the town.

Newport Railway station is within close proximity and nearby occupiers include a Premier store, Greggs, Post Office, Bet Fred and a number of independent commercial occupiers along with the main parking for the town.

Description

The subject property comprises a semi-detached single storey premises accessed from Victoria Terrace.

Internally the property is split into various office areas along with WCs and kitchen area.

The property has rear access via a single-track lane.

The property has suspended ceilings and strip lighting throughout.

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
Front office 1	13.95	150
Front office 2	7.49	80
Rear Office & Kitchen area	24.69	266
Rear Office 3	24.17	260
WC	-	-
TOTAL NIA	70.30	756

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

£7,500 (Seven Thousand Five Hundred Pounds) per annum exclusive.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

Energy Performance Rating

Further details available upon request.

Rateable Value

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority. Interest parties are asked to make their own enquiries by contacting 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

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