

**TO LET**



## **1 Llanover Buildings Victoria Terrace Newbridge Newport, NP11 4EX**

- Office space totalling 70.30 m<sup>2</sup> / 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	-	-
<b>TOTAL NIA</b>	<b>70.30</b>	<b>756</b>

## 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](http://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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