

# To Let



## 273a Corporation Road Newport NP19 0FD

- Holding a prominent corner location on a main thoroughfare.
- Suitable for alternative uses (subject to the required consent).
- On-site parking.
- NIA approximately 129.02 m<sup>2</sup> / 1,389 sq. ft

## Location

The premises holds an extremely prominent corner location on the junction of Corporation Road and Telford Street with Corporation Road being a main arterial link road to the east of Newport city centre.

Corporation Road links through to the A48 Southern Distributor Road which gives excellent access to the M4 motorway at junctions 24 and 28.

## Description

The subject premises is in excellent condition and provides mainly open plan space with reception, WCs, kitchen and store. The premises benefits from LED lighting throughout.

The unit comprises a single storey 'L' shaped building being of a mixture of mono pitch and apex construction with insulated cladding, UPVc and aluminium fenestrations. The property benefits from a front car parking display area with excellent frontage onto Corporation Road.

## Accommodation

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

Room	sq m	sq ft
Office 1	66.18	712
Office 2	29.68	319
Office 3	7.61	82
Reception	12.46	134
Store	7.97	86
Kitchen	5.12	55
Unisex WC	-	-
Disabled WC	-	-
<b>TOTAL GIA</b>	<b>129.02</b>	<b>1389</b>

## Car Parking

The external car park/display area has room for approximately 7 - 9 vehicles.

## Tenure & Terms

The property is available by way of a new lease for a term of years to be agreed.

## Quoting Rental

£25,000 (Twenty-Five Thousand Pounds) per annum exclusive.

## Energy Performance Rating

TBC

## Rateable Value

The property has two rateable assessments as follows: -

**City Motors, 273 Corporation Road, Newport, NP19 0FD**

Description: Vehicle Repair Workshop and Premises

Current Rateable Value: £2,600 - 1st April 2023 to present.

**R/O 273 Corporation Road, Newport, NP19 0FD**

Description: Workshop and Premises

Current Rateable Value: £2,600 - 1st April 2023 to present.

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](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.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

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### Important Notice

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