

# To Let



## 366 Chepstow Road Newport NP19 8JH

- Located on a busy commercial and residential thoroughfare linking Newport City Centre to its eastern suburbs.
- Suitable for alternative uses (subject to the necessary consents).
- Total ground floor area 703 sq. ft / 65.30 m<sup>2</sup>.

## Location

The subject premises are located on Chepstow Road, one of the main commercial arterial thoroughfares, linking Newport City centre to its eastern suburbs. The area comprises a mixture of well-established commercial occupiers as well as being a well-established residential area of the city.

## Description

The subject premises comprises a two storey, mid terrace building of traditional construction.

The ground floor retail unit has a glazed frontage onto Chepstow Road with front sales area and rear kitchen stores and WC previously utilised as a Beauty Salon.

The property has rear access and yard space. The first floor provides separately accessed residential accommodation.

## 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
Ground Floor Sales	40.6	437
Stores/Office/Kitchen	24.7	266
WC	-	-
ITZA	34.0	369

## Car Parking

There is parking to the front of the property.

## Tenure & Terms

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

## Quoting Rental

We are quoting a rental of £10,000 (Ten Thousand 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

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 B / 42. (Certificate N° 3982-5337-0593-2269-4815. Valid until 9th April 2034). A copy of the certificate is available upon request.

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## Rateable Value

**Description:** Shop & Premises

**Rateable Value:** £5,100 – 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.

## Agent

For more information contact Haydn Thomas or Chris Price:

**Haydn Thomas**

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### Important Notice

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