

TO LET



4 North Street Newport NP20 1JZ

- Refurbished office accommodation
- City Centre location with surrounding amenities
- Excellent public transport links
- Available for immediate occupation

Location

The subject property is located on North Street a main thoroughfare of Newport city centre.

The property benefits from good access to Newport central train station and has good links to the M4 motorway via junctions 26 and 27. The area has a mixture of occupiers including office, retail, and leisure uses. The property would lend itself to a multitude of potential uses subject to the required consents.

A pay and display NCP car park is located opposite the subject property.

Description

The property comprises a self-contained mid-terraced premises of traditional brick stone construction under a pitched slate roof. The property is accessed via a single personal door from North Street leading into a hallway, off which are two ground floor offices, a kitchen area having newly fitted kitchen units with dishwasher and WCs with additional sink unit. There is a fire exit / access at the rear of property leading onto an elevated garden area.

An internal staircase leads to the first floor providing three distinct cellular office areas. The rear office at this level houses the new wall mounted gas boiler for the property.

The property has been refurbished to a good standard having LED lighting, gas central heating and UPVC double glazing. The property has been decorated and carpeted throughout and is ready for immediate occupation.

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 Offices	33.81	364
First Floor Offices	47.33	509
WCs	-	-
Total NIA	81.14	873

Tenure & Terms

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

Quoting Rental

£12,000 (Twelve Thousand Pounds) per annum exclusive.

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 C / 71. (Certificate N°6294-2020-1792-0758-2692. Valid until 14th May 2034). A copy of the certificate is available upon request.



Continued

Important Notice

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Rateable Value / Council Tax

Please note that Hutchings & Thomas cannot confirm the level of rates payable to the Local Authority. Interested parties are therefore advised 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

For more information contact Haydn Thomas:

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