

To Let



Unit 2 Canal Terrace Newport NP20 2BL

- Total gross internal area 104.42 m² / 1,124 sq. ft.
- Suitable for alternative uses (subject to the required consent)
- Located on a busy City thoroughfare.

Location

The property is located adjacent to an extremely busy thoroughfare of Usk Way (A4042) which links Newport city centre and its eastern suburbs as well as the A48 Southern Distributor Road. The A48 in turn links with the M4 at junctions 23 and 28.

The immediate vicinity comprises a mixture of occupiers including warehouse, industrial, residential and office occupiers. The national Passport Office is located to the north of the property along with several other government and quasi government operators.

The unit is part of a detached development of two units, the other unit being occupied by Greggs.

Description

The subject property comprises a modern unit of mainly open plan format with glazed frontage onto a communal car parking area which provides shared parking for around 11-12 vehicles. Internally the unit comprises a front sales area with partitioned rear kitchen / preparation area and WC facilities.

Accommodation

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

	sq m	sq ft
TOTAL GIA <small>approx</small>	104.42	1,124

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

Upon application.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoing's 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 A / 22. (Certificate N° 4833-6847-2000-0745-5994. Valid until 28th July 2034). A copy of the certificate is available upon request.

Rateable Value

Description: Shop & Premises

Rateable Value: £20,750 (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.

Legal Costs

Each party is 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:

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Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.