

Office Suites To Let



Rooms 204 & 205 Churchgate House 8 Clytha Park Road Newport, NP20 4PB

- Located within close proximity to Newport City Centre
- Excellent public transport links
- Available to let either separately or as one

Location

Newport is located midway between Cardiff and Bristol and is one of the principle commercial centres in South Wales situated approximately 15 miles east of Cardiff and 130 miles west of London. Newport has a resident urban population of approximately 137,000 and a catchment population within 30 minutes drivetime of approximately 571,000.

The city benefits from excellent road communications lying immediately to the south of junctions 23 to 28 of the M4 motorway. The property is within a short walk of Newport City town centre and both Railway and Bus Stations.

The property occupies a visually prominent corner plot at the junction of Caerau Road with Clytha Park Road. Nearby businesses include Newport Orthodontics Centre (opposite) and there is a Tesco Express convenience store approximately 30 m away.

Description

The property comprises a substantial three storey semi-detached stone / brick Georgian building.

The ground floor is currently occupied by a Beauty Salon and part of the first floor is occupied by an Aesthetics Clinic with the second-floor accommodation consisting of office occupation. The building benefits from a communal kitchen on the second floor with WC facilities available on both first and second floors levels.

The current available accommodation has the benefit of gas central heating, double glazed windows, laminate flooring and are available by way of a new lease either separately or as one.

Accommodation

The available 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
Room 204	25	269
Room 205	18.46	199
TOTAL NIA	43.46	468

Tenure & Terms

The rooms are available to let either separately or as one by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rental

We are seeking rentals in the region of:-

Room 204 - £4,500 per annum exclusive
Room 205 - £3,500 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 C / 63. (Certificate N° 8605-2021-2658-1585-5415. Valid until 22nd November 2031). A copy of the certificate is available upon request.

Rateable Value

Effective date – 1st April 2023 to present:-

1st Flr, Room 204, 8 Clytha Chamber, Clytha Park Road, Newport, NP20 4PB

Description: Office & Premises

Rateable Value: £3,900

1st Flr, Room 205, 8 Clytha Chamber, Clytha Park Road, Newport, NP20 4PB

Description: Office & Premises

Rateable Value: £2,700

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 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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