

TO LET



Ground Floor Retail Unit 134-140 Stow Hill Newport NP20 4GA

- Ground Floor Retail Unit
- Located on a busy City thoroughfare
- Suitable for various uses (Subject to any required consents)
- Ground floor area circa 229.25 m² / 2,467 sq. ft

Location

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

Description

The property comprises a self-contained ground floor unit being mainly open plan, with strip lighting and glazed frontage onto Stow Hill. The premises forms part of a larger property which has been subdivided and let to a Gym Operator.

Accommodation

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

	M ²	Sq.ft
Ground Floor	229.25	2467
Mezzanine store	12.84	138
WC	-	-
Ground Floor	242.09	2605

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 £18,500 (Eighteen Thousand Five Hundred 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 C / 52. (Certificate N° 9751-3063-0611-0400-9791 dated 17th July 2019 (valid until the 16th of July 2029). A copy of the certificate is available upon request.

Rateable Value

Description: Shop & Premises

Rateable Value: £14,750

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.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

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