

For Sale / To Let



St Mark's House 3 Gold Tops Newport, South Wales NP20 4PG

- Located in Newport's premier business district
- Recently Refurbished office building (to a high standard)
- Total NIA approx. 5,059 sq. ft / 470 m²
- On Site Parking (approx. 7 N^o Vehicles)
- The property currently has D1 Planning Consent

Location

The subject premises occupies a commanding position in what is still seen as one of Newport's premier office locations. Gold Tops, benefits from excellent public transport links, as well as the local road network, and the amenities Newport city centre has to offer being located within easy walking distance to retail and leisure uses within the city centre via the newly opened footbridge connecting Devon Place and Mill Street with Queensway a short walking distance away. It is also within close proximity of Newport Railway Station which links to Swansea in the West and London Paddington in the East and the city's main Bus Station.

The area comprises a mixture of office users including Local Government Bodies, Architects, Surveyors, Accountants, and other professional practices.

Description

The property which has recently been refurbished to a high standard comprises a semi-detached office building of traditional construction arranged over lower ground, ground, first and second floors.

Internally the property has suspended ceilings with LED lighting. The property is carpeted throughout and benefits from gas central heating.

Circa seven car parking spaces are located to the front of the building.

Accommodation

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

Room	sq ft	sq m
Lower Ground Floor	1256	116.60
Ground Floor	1600	148.70
1 st Floor	1818	168.90
2 nd Floor	385	35.80
TOTAL NIA	5059	470.00

Tenure & Terms

The property is available freehold or to let by way of a new lease for a term of years to be determined.

Quoting Rental

£50,000 (Fifty Thousand Pounds) per annum exclusive.

Quoting Price

We are seeking offers in the region of £725,000 (Seven Hundred and Twenty-Five Thousand Pounds) for the vacant freehold interest in the premises.



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.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property falls within the acceptable energy performance range for the purposes of the Act, being rated as B / 46 (Certificate N° 2231-2549-2724-9107-0999 Valid until 5th October 2035). A copy of the Certificate is available upon request.

Rateable Value

Current Rateable Value:	1st April 2023 to present
Description:	Offices & Premises
Local Council:	Newport
Local Council Ref:	020003230003010
Rateable Value:	£31,250 per annum

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

We are informed by our clients that VAT is not payable with regards to the sale / letting of the property.

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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**HUTCHINGS
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