

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° 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
1st Floor	1818	168.90
2 nd Floor	385	35.80
TOTAL NIA	5059	470.00

Tenure & Terms

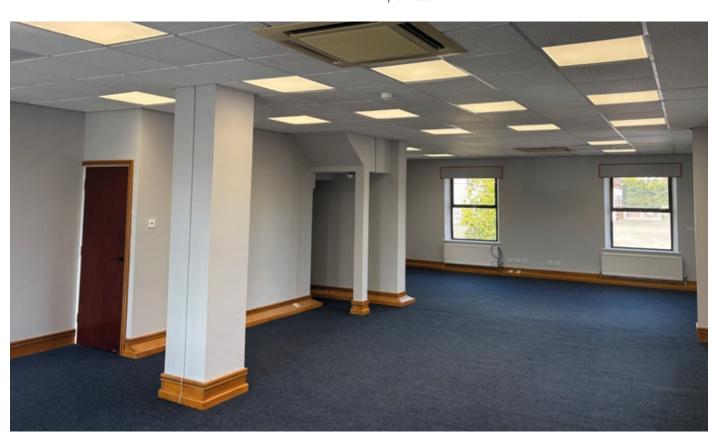
The property is available freehold or to let by way of a new lease for a term of years to be determined.

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.



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 Offices & Premises Description:

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.

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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