

# To Let



## 3 Friars Lane & 14 John Frost Square Newport NP20 1DP

- Prominent retail unit
- Suitable for alternative uses (subject to the required consents)
- Total net internal area – 132.16 m<sup>2</sup> / 1,423 sq. ft

## Location

The premises are located on the junction of Friars Street and Upper Dock Street one of the main thoroughfares of Newport city centre and faces the Friars Walk retail development. Nearby occupiers include M&S Food Hall, Coffee#1 and Subway amongst other nationals creating a busy footfall not only along Upper Dock Street but also from Commercial Street through Friars Street.

## Description

The property comprises a ground floor retail unit (formerly two units developed into a single unit). The ground floor provides open plan retail space with two internal staircases leading to separate basement areas, one of which is used for storage and a WC, whilst the other is used as offices, storage and kitchen along with a further WC.

## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice:-

	sq m	sq ft
Ground Floor Retail	75.87	817
Lower Ground Floor	56.29	606
ITZA -		786
<b>TOTAL NIA</b>	<b>132.16</b>	<b>1423</b>

## 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

£17,500 (Seventeen thousand and five hundred pounds) per annum exclusive.

## Energy Performance Rating

Available upon request.

## Rateable Value

**Current Rateable Value 1st April 2023 to present:-**

**Description:** Shop & Premises  
**Local Authority:** Newport  
**Local Authority Ref N°:** 020003785014008  
**Rateable Value:** £12,000

**Future Rateable Value from 1st April 2026**

**Description:** Shop & Premises  
**Rateable Value:** £12,500 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](http://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:

**Haydn Thomas**

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### Important Notice

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