

To Let – Retail Premises

2,457 sq ft (228.28 sq m)

174 Commercial Street, Newport NP20 1JN

- On the instructions of Santander
- Prominent central location
- Available for immediate occupation

Location

The unit is situated on Commercial Street which is in the centre of Newport. The premises are located in close situation to the Friar Walk Shopping Centre and nearby retailers include Sports Direct, Argos, Debenhams and Costa Coffee.

Description

The unit is currently vacant.

The unit comprises ground floor sales area and further space is provided in the basement. The unit is situated on a street which is pedestrianised between 11am and 5pm.

Accommodation

The unit extends to the following approximate floor areas*:

Ground Floor	1,860 sq ft (172.88 sq m)
Basement	596 sq ft (55.40sq m)
TOTAL	2,457 sq ft (228.28 sq m)

*Areas taken from VOA

Rates

Rateable Value	£55,000
UBR	49.7p
Rates Payable (Per Annum)	£27,335

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 25 March 2019.

Rent

Rent on Application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating 'D'.

The full certificate is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline

+44 (0)20 7851 2157

Adam.hanline@glhearn.com

Sarah Edwards

+44 (0)20 7851 4992

sarah.edwards@glhearn.com

