

**TO LET**

**£10,000 pa**



## **Ground Floor Unit, Newhaus, Newport, NP20 2DS**

- Ground Floor Retail Unit
- A3 Planning Consent for Café/Restaurant Use
- Located Within Newhaus Residential Development
- 125.4 sq m (1,350 sq ft)

## LOCATION

The property is located off East Dock Road which is just off the main A4042, within the Newhaus development of 154 exclusive riverside apartments located within the Old Town Dock area. The unit fronts onto the recently constructed Riverside walkway, which provides a cycle and walkway alongside the River Usk.

## DESCRIPTION

The subject property comprises a ground floor retail unit situated within a block of apartments. The unit is open plan and finished to a shell condition. There are double doors to both the front and side with an external paved area providing the potential for an external dining area.

## AREA

Ground Floor	125.4m <sup>2</sup>	1,350 ft <sup>2</sup>
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## BUSINESS RATES

This property has not yet been assessed.

Please make any enquires regarding the rateable value to Newport City Council.

## PLANNING

The property currently has A3 planning permission for café/restaurant use. We advise potential purchasers to make enquiries with the local authority with regards to their proposed use.

## SERVICES

We understand that all mains services are connected to the property, however this should be verified by any interested parties.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in a transaction.

## TENURE

The property is available by way of a new internally repairing lease, for a term of years to be agreed, at a rental of £10,000 per annum.



## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**Steven Roberts**

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## SUBJECT TO CONTRACT

These particulars do not constitute the whole or any part of an offer or contract. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers or tenants should satisfy themselves by inspection or otherwise as to the correctness of any statements or information contained herein. All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.