



## 124 CHEPSTOW ROAD, NEWPORT, NP19 8EF

Retail Unit to Let (May Sell)

Busy District Shopping Area

Qualifies for Small Business Rates Relief

Established Retail Location

Approximately 63.6 sq m (685 sq ft)

Quoting Rent of £12,000 Per Annum, Exclusive



## LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Chepstow Road approximately 1.5 miles from the city centre, in the busy shopping district of Maindee. Its proximity to the junction with Wharf Road results in a high volume of passing traffic.

The surrounding area provides a mixture of retail and residential occupiers including Barclays Bank, Papa John's, William Hill and many more.

## DESCRIPTION

The property provides a ground floor shop of regular size, with additional storage rooms, kitchen and WC.

The property benefits from glazed frontage, a mix of laminate and vinyl flooring throughout, wall mounted power sockets and suspended ceiling with recessed lighting. In addition, the property benefits from a WC and kitchen.

## ACCOMMODATION

Ground Floor Retail	46.64 sq m	(502 sq ft)
Ground Floor Storage	17 sq m	(183 sq ft)
<b>Total</b>	<b>63.6 sq m</b>	<b>(685 sq ft)</b>

## PLANNING

We understand that the property benefits from planning consent for A1 Retail as defined in Town and Country Use Class Order 1987. However, we recommend that interested parties make their own enquiries to the local planning authority.

## LOCAL AUTHORITY

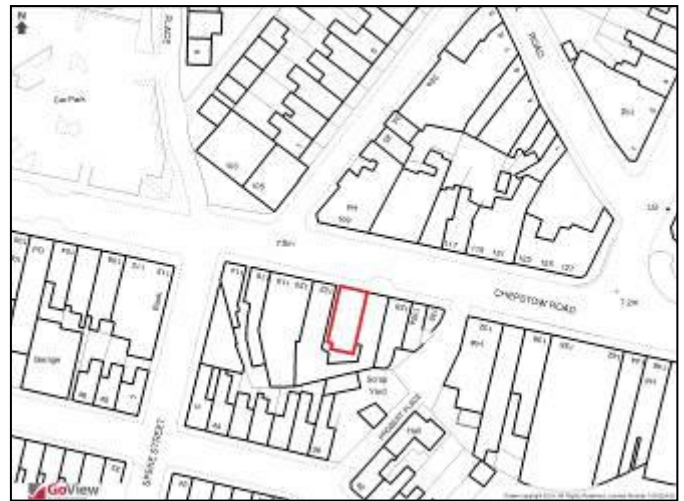
Newport City Council:

Tel: 01633 656 656

## RATING ASSESSMENT

RATEABLE VALUE:	£7,600
RATES PAYABLE: (2019/20)	£3,998 pa*

\* Some occupiers may qualify for 'small business relief' which will provide exemption from paying any business rates. Interested parties should contact the business rates department at Newport City Council for more information.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## TENURE

The property is available by way of a new lease on flexible terms. We are quoting a rent of £12,000 per annum, exclusive. Alternatively, our client will consider selling the property on a freehold basis. Price on Application.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

**DAN SMITH**  
01633 740 740  
dan@m4pc.co.uk

**KELLY BINNIE**  
01633 740 740  
kelly@m4pc.co.uk



01633 740 740  
m4pc.co.uk

Beechwood House, Christchurch Road, Newport, NP19 8AJ

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract.

M793 Ravensworth 01670 713330