



**SHOP UNIT
TO LET**

165 Commercial Street
Newport
NP20 1LQ



LOCATION

The property occupies a prime trading location on Commercial Street close to the junction with Austin Friars and the Friars Walk Shopping Centre.

Multiple retailers within close proximity include Boots, WH Smith, Iceland, Poundland, Costa, Burger King and Waterstones.

The location of the property is shown on the attached street traders plan.

DESCRIPTION & ACCOMMODATION

The property comprises the ground floor and basement of the building and provides the following approximate dimensions and floor areas:-

Internal Width	10.4m	34ft 0in
Shop Depth	17.7m	58ft 2in
Ground Floor Sales	212.7 sqm	2,290 sqft
Basement Storage	72.5 sqm	780 sqft

LEASE TERMS

The premises are available by way of a new internal repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year.

RENT

£35,000 per annum exclusive.

RATES

The proposed accommodation has not as yet been individually assessed for rating purposes.

Further information is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • Email: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

