



RETAIL UNIT/COFFEE SHOP
LEASE FOR ASSIGNMENT

40/41 Commercial Street
Newport
NP20 1HP

PRIME LOCATION



TO LET

LOCATION

The property occupies a prime corner location at the junction of Commercial Street with Llanarth Street as shown on the attached Street Traders Plan

The property is in close proximity to Friars Walk Shopping Centre. Multiple retailers in the near vicinity include Boots the Chemist, Greggs, Marks & Spencer Food Hall, Poundland, Iceland and Burger King.

DESCRIPTION AND ACCOMMODATION

The property provides sales accommodation at ground and first floor levels with ancillary storage/staff accommodation on the first and second floors.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	11.12m	36ft 6in
Shop Depth	14m	46ft 0in
Ground Floor Sales	138.33 sqm	1,489 sqft
Rear Storage	71.07 sqm	765 sqft
First Floor Sales	96.25 sqm	1,036 sqft
First Floor Storage	20.90 sqm	225 sqft
Second Floor Ancillary	99.78 sqm	1,074 sqft

LEASE TERMS

The premises are held by way of a full repairing and insuring lease for a term of 10 years from 13th February 2018 subject to an upward only rent review on the 12th February 2023.

There is a tenant only option to break the lease on 12th February 2023. If the tenant does not break the lease on 12th February 2023 then the tenant will receive a 3 month period commencing on 12th February 2023.

RENT

The rent is £20,000 pax up to 12th February 2020. The rent increases to £40,000 pax from 13th February 2020 (subject to rent review on 12th February 2023).

RATES

From our enquiries of the Local Rating Authority we understand that the property has been assessed for rates as follows:-

Rateable Value	£43,250.00
Rates Payable (2018/2019)	£22,230.50

We recommend that interested parties make their own enquiries to confirm the figures.

PLANNING

The property may be used for uses within Class A1 or a combined mixed use of Use Classes A1/A3 as a Coffee House. A copy of the Planning Permission in respect of the mixed used is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

We understand that the property has an EPC rating of C61.

A copy of the Energy Performance Certificate is available on 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 • E-mail: philip@ejhales.co.uk
Phillip Morris • Tel: 029 2034 7104 • Email: pvm@ejhales.co.uk

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