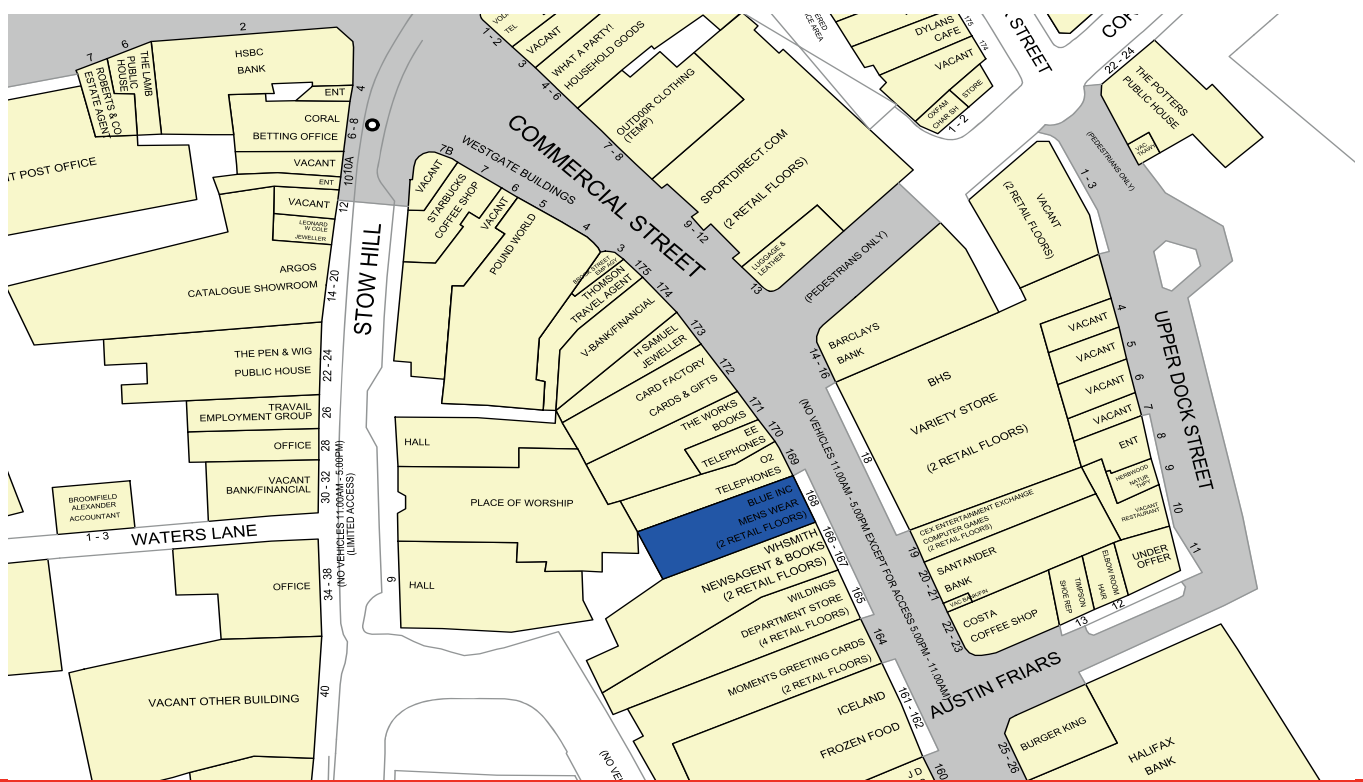


168 COMMERCIAL STREET
NEWPORT NP20 1JN



100% PRIME SHOP TO LET/MAY SELL



The property is located within a 100% prime position on the pedestrianised Commercial Street, close to one of the entrances into the new built Friars Walk Shopping Centre with adjacent occupiers being O2 and WH Smith. Other occupiers within the immediate vicinity include Costa Coffee, BHS, CEX, Boots, The Works, Iceland, Waterstones and Wildings Department Store.

DESCRIPTION

The property is a three storey building over ground and two upper floors. Access is provided direct from Commercial Street, whilst rear delivery access is provided from School Lane into the rear of the first floor. The ground floor is well configured and is available to let as a ground floor lock-up, or alternatively further storage accommodation is also available if required.

TERMS

Subject to vacant possession, the property is available on the basis of a new ten year lease via full repairing and insuring terms, subject to a fifth year upwards only rent review. Consideration may be given to selling the property on the basis of a long leasehold interest

Quoting rent £42,500 pax

RATEABLE VALUE

The Rateable Value for the property is currently being reviewed therefore interested parties are advised to make their own enquiries with the Valuation Office Agency.

VAT

VAT is payable to the rent.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

Gross frontage	9.80m	32 ft 01 ins
Net frontage	9.0m	29 ft 05 ins
Internal width	8.85m	29 ft 00 ins
Shop depth	22.23m	72 ft 08 ins
Built depth	24.9m	81 ft 07 ins
Ground floor-sales	195.18 sq.m	2,101 sq ft
Ground floor-ancillary	8.36 sq.m	90 sq ft
First floor-sales	176.32 sq.m	1,898 sq ft
Second floor-ancillary	208.10 sq.m	2,240 sq ft

EPC RATING

D-95

LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



VIEWING

To be arranged via joint sole letting agents:-

Huw Thomas huw.thomas@coark.com 029 2034 6312 Tony Edwards tony.edwards@diamreltd.co.uk 020 78810154

Ben Davies ben.davies@coark.com 029 2034 6311

REF: HT/23360 – MARCH 2016

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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