

2-4 SKINNER STREET NEWPORT

SHOP TO LET



LOCATION:

The property is located in an edge of prime position on Skinner Street close to the busy pedestrianised crossroads where Skinner Street meets High Street, Commercial Street and Stow Hill. Other nearby occupiers include William Hill, Principality Building Society, Greggs, Vodafone, Phones 4 U and Starbucks.

DESCRIPTION:

The property is over ground and first floors with access being direct from Skinner Street. Wooden floors and suspended ceiling with air-conditioning cassettes are provided throughout the ground floor. The first floor could potentially be used for sales purposes.

LEASE TERMS:

The property is available on the basis of a new, effective full repairing and insuring lease for a term to be agreed with upwards only rent reviews at five yearly intervals, at a rent of £17,500 pax.

ACCOMMODATION:

The property provides the following approximate areas and dimensions:-

Gross frontage	12.17m	39 ft 11 ins
Net frontage	9.12m	29 ft 11 ins
Internal width	10.58m	34 ft 08 ins
Shop/built depth	9.67m	31 ft 09 ins
Ground floor sales	86.96 sq.m	936 sq ft
First floor	77.85 sq.m	838 sq ft
W/C		

PLANNING:

The property currently has consent for A1 use, but other uses falling within A2 and A3 will also be considered, subject to planning.

RATEABLE VALUE:

We have been orally informed that the property has a rateable value of £20,250.

VAT:

The property has been VAT elected and VAT will be payable on the rent.

LEGAL COSTS:

Each party to bear its own costs in this transaction.

VIEWING:

Strictly via sole letting agents:-

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Energy Performance Certificate

Non-Domestic Building



2-4, Skinner Street

NEWPORT

NP20 1GY

Certificate Reference Number:

0010-0430-0639-6876-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **95**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	205
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	148.68

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

75 If typical of the existing stock