

On the Instruction of Lloyds Bank plc

SHOP TO LET

NEWPORT, 42a Commercial Street , NP20 1WX



Key Features

- Busy High Street Location.
- Central Pitch.
- Good Frontage.

Viewing

By appointment via this office:

Andrew Jackson

t: +44 0117 943 5855

m: +44 7887952215

e: andrew.jackson3@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 12/06/2017

Location

Newport is the third largest city in Wales, strategically located between Cardiff (14 miles West) and Bristol (31 miles East). The subject property is well located on Commercial Street, the towns principle shopping thoroughfare which comprises a good mixture of independent retailers and national multiples. Occupiers within the immediate vicinity include: **Greggs, Ann Summers, Café Nero, Game and Primark.**

Description

The unit has a glazed façade and is arranged over ground floor only. The property provides a retail trading area of 993 sq ft. Ancillary accommodation includes a kitchen, toilet, store cupboards and a manager's office. There is a fire exit toward the rear of the property which leads on to a small yard facing Kear Court.

The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	92 sq m	993 sq ft
Ancillary	15 sq m	164 sq ft
Total	107 sq m	1156 sq ft

Tenure

The premises are available on a full repairing and insuring sublease for a term of years to be agreed.

Rent

£12,200 per annum, exclusive.

Terms

The property is available by way of a sublease.

Rates

The current Rateable Value is **£23,500** and the rates payable are **£10,951**. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Further information is available on request.

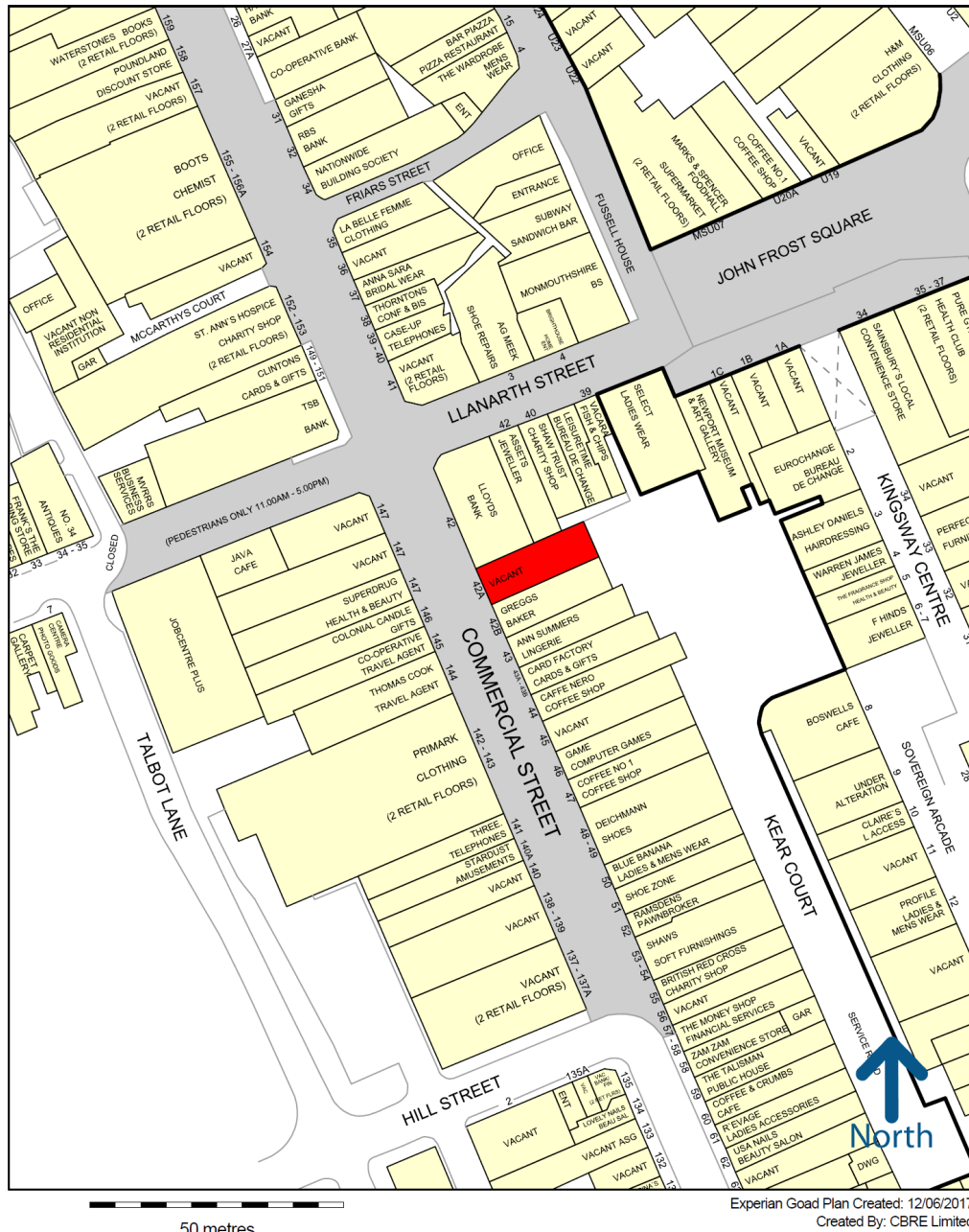
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Newport (Wales)



Not to scale

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