

PRIME SHOP UNIT TO LET

157 Commercial Street, Newport

7-8 Conduit Street, London,
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www.fawcettmead.co.uk



Retail property expertise

-
- **Well located retail unit to let adjacent to Boots and Poundland**
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LOCATION

The subject property is situated in the prime pitch on Commercial Street, Newport, South Wales. It is adjacent to **Poundland** and **Boots** and between the two entrances to the Friars Walk Shopping Centre which opened in November 2015.

Other nearby retailers on Commercial Street include **Waterstones**, **Costa**, **Iceland** and **WH Smith**.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

Offers in the region of £35,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value £40,500

Interested parties should verify their exact Rates Payable with the Local Authority.

ACCOMMODATION

We have measured the following approximate net internal floor areas:-

Ground Floor Sales:	224.26 sq m	2,413 sq ft
First Floor Sales:	189.87 sq m	2,043 sq ft
Second Floor Ancillary:	196.93 sq m	2,119 sq ft
Third Floor Ancillary:	53.79 sq m	579 sq ft
Basement Ancillary:	136.62 sq m	1,470 sq ft

EPC

Rated G.

LISTING

We understand the property is Grade II listed.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

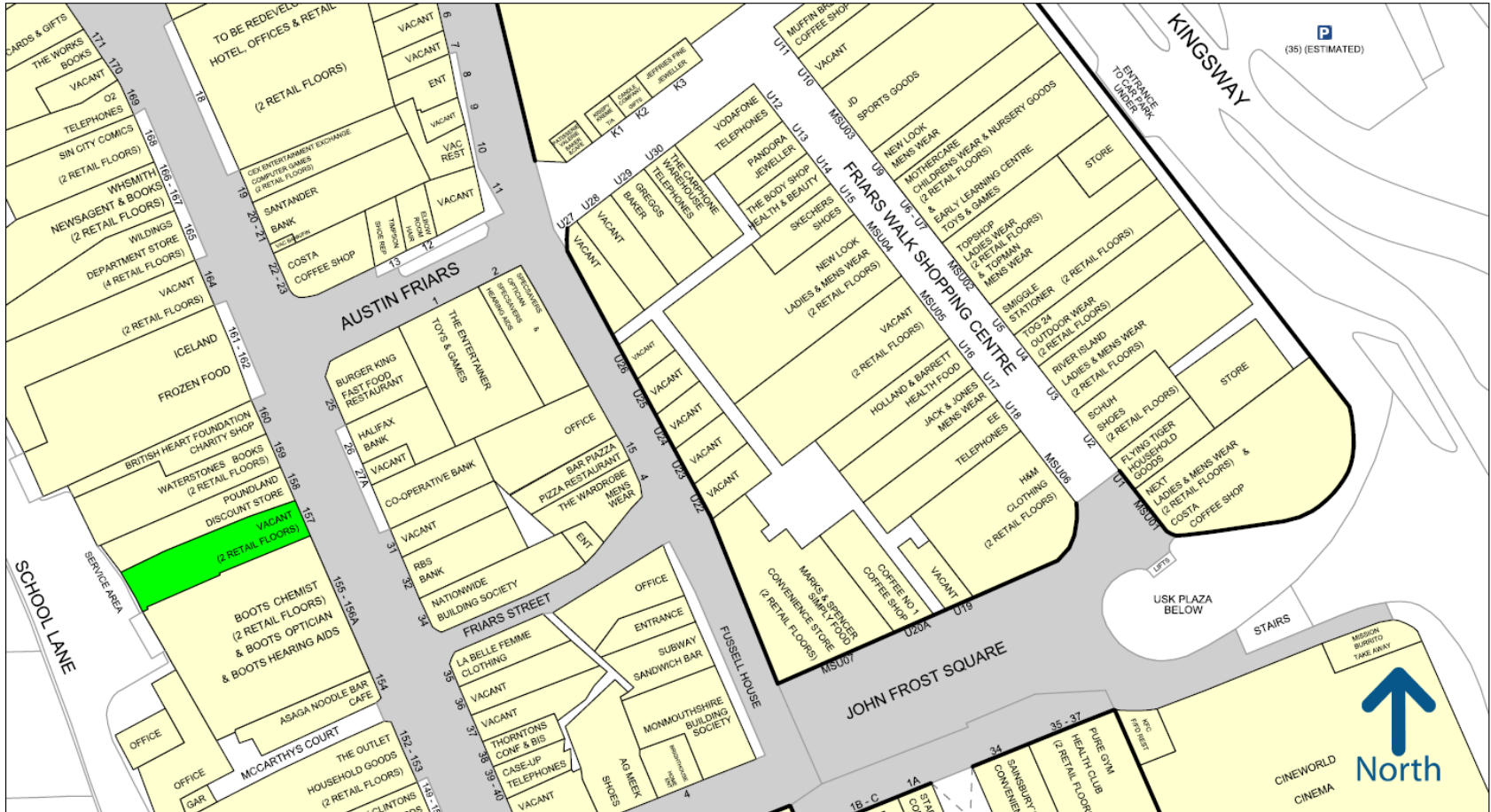
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SUBJECT TO CONTRACT / VACANT POSSESSION



Newport (Wales)



Experian Goad Plan Created: 25/07/2019
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