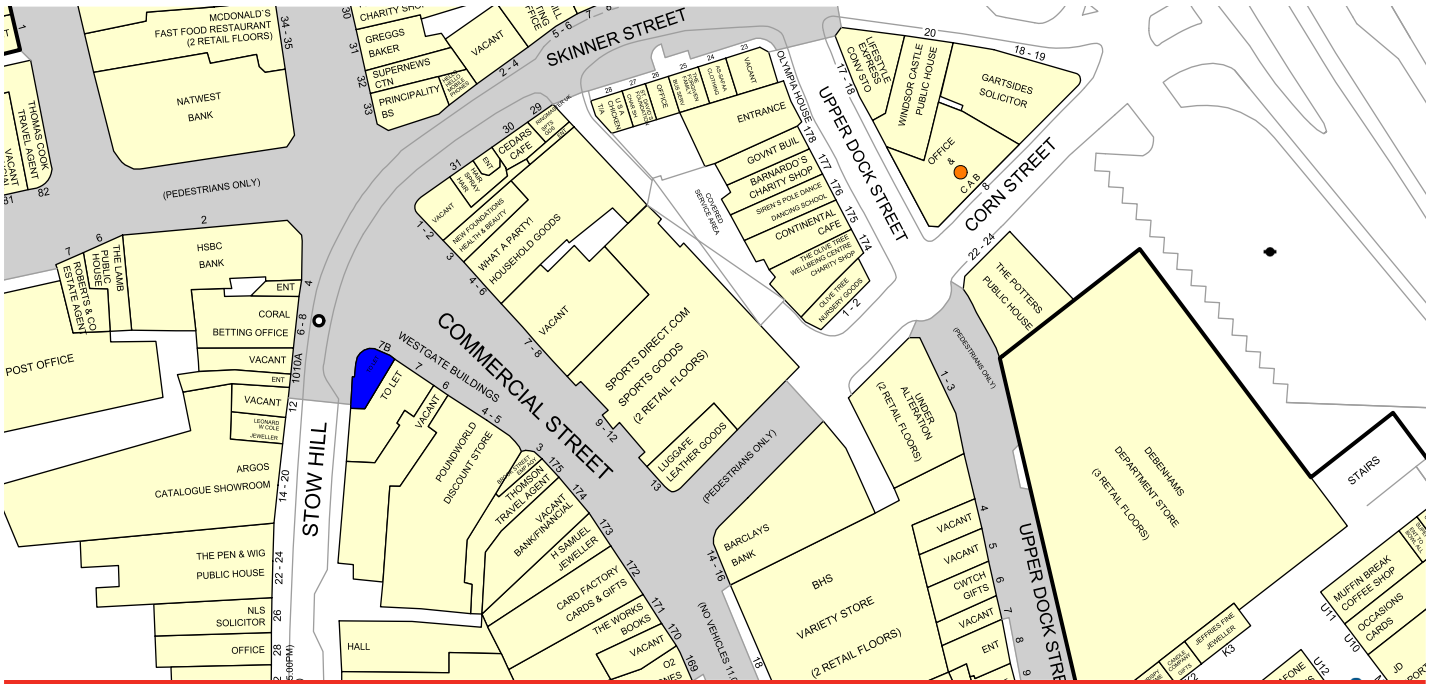


**UNIT 7B WESTGATE BUILDINGS, 4-7 COMMERCIAL STREET
NEWPORT NP20 1JL**



PRIME SHOP TO LET



The property is located within a prime position on the pedestrianised Commercial Street, close to the junction of High Street and Skinner Street. Occupiers in the immediate vicinity including Sports Direct, Poundworld, HSBC, Natwest, Thompson, Card Factory and H Samuel.

DESCRIPTION

The property is a two storey building over ground and lower ground floors. Access is direct from Commercial Street whilst rear delivery access is provided via Stow Hill. There is potential to extend to the left hand side of the ground floor to provide an additional 1,800 sq ft of sales area.

TERMS

The property is available to let on the basis of a new lease, terms to be agreed.

Quoting rent **£15,000 pax**

RATEABLE VALUE

The 2017 Rateable Value for the property is:-

Rateable value: **£13,500**
 Rates payable: **£6,737**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

ACCOMMODATION

The property provides the following approximate areas and dimensions:

Ground floor sales	46.27 sq.m	498 sq ft
Lower Ground Ancillary	24.43 sq.m	263 sq ft

PLANNING

We understand that the property benefits from A1 use however A2 and A3 uses will be considered subject to the tenant obtaining all necessary planning consents.

VAT

The property is elected for VAT and therefore VAT is payable to the rent.

EPC RATING

D - 83

LEGAL COSTS

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



VIEWING
 To be arranged via sole letting agents:-
 Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD – SEPTEMBER 2017

Dominic Garner dominic.garner@coark.com 029 2034 6375

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



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