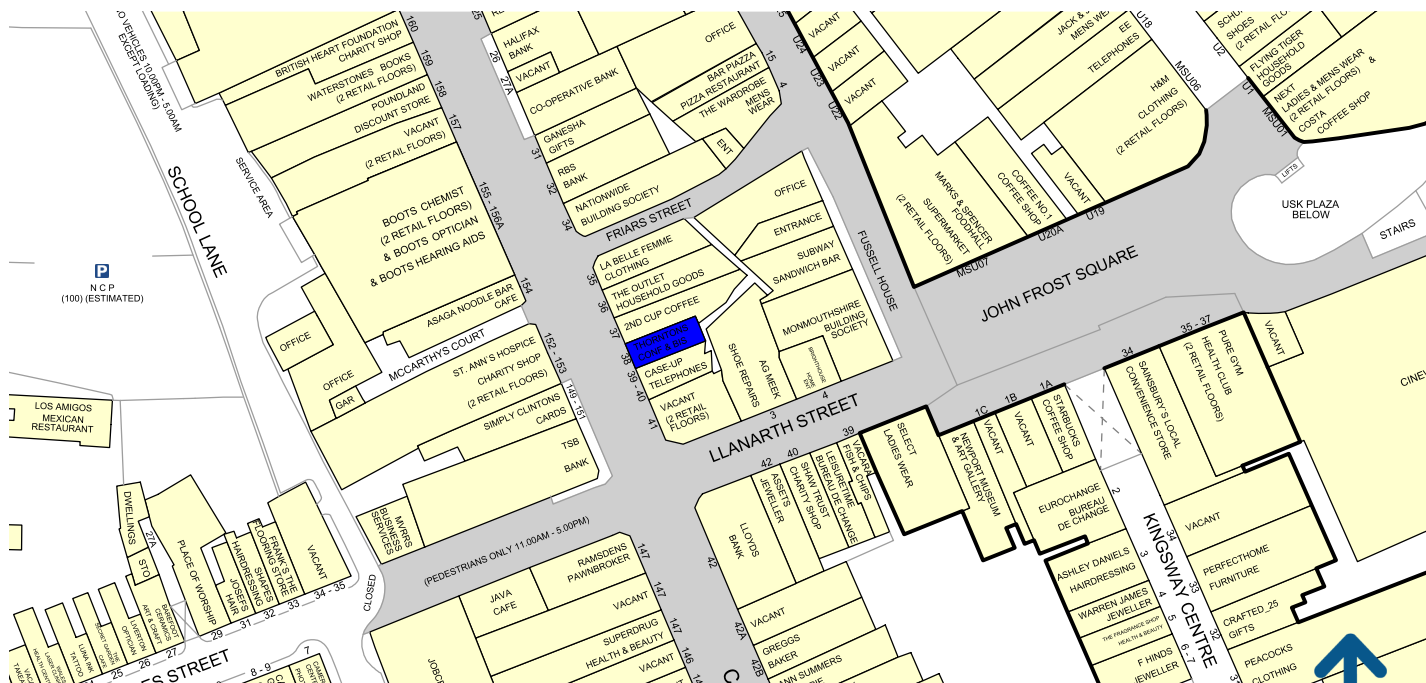


38 COMMERCIAL STREET
NEWPORT NP20 1HP



SHOP TO LET



The property is located within a busy section of the pedestrianised Commercial Street, with occupiers nearby including Clinton Cards, TSB Bank, Lloyds Bank, Ramsdens, Superdrug and Boots the Chemist. The property is located in close proximity to the new 390,000 sq ft Friars Walk Shopping Centre.

DESCRIPTION

The property is a four storey building over ground, first, second and third floors with access being provided directly from Commercial Street.

TERMS

The property is available to let on the basis of a new lease on full repairing and insuring terms, for a term to be agreed.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Ground floor sales	41.06 sq.m	442 sq ft
Ground floor ancillary	15.61 sq.m	168 sq ft
First floor ancillary	61.32 sq.m	660 sq ft
Second floor ancillary		

EPC RATING

130 - F

VAT

TBC.

LEGAL COSTS

Each party to be responsible for its own costs incurred in this transaction.

Quoting rent £5,000 pax

Incentives available including 12 months rent free, subject to covenant strength and lease terms.

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value	£16,500
Rates payable	£8,679

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



VIEWING

To be arranged via sole letting agents:-

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

REF: 23243 - JULY 2019

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

Regulated by RICS

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