

12 SKINNER STREET NEWPORT

SHOP TO LET



LOCATION:

The shop 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 occupiers nearby include William Hill, Principality Building Society, Greggs and Ty Hafan.

DESCRIPTION:

The premises comprises ground, first and second floors, access being direct from Skinner Street.

LEASE TERM:

The premises 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 £21,000 pax.

ACCOMMODATION:

The property provides the following approximate areas and dimensions:-

| | | |
|------------------------|-------------|--------------|
| Gross frontage | 5.22m | 17 ft 01 ins |
| Net frontage | 4.74m | 15 ft 06 ins |
| Internal width | 4.79m | 15 ft 08 ins |
| Shop depth/built depth | 26.1m | 85 ft 07 ins |
| Ground floor sales | 179.30 sq m | 1,928 sq ft |
| Ground floor ancillary | 41.29 sq m | 444 sq ft |
| First floor | 131.41 sq m | 1,413 sq ft |
| Second floor | 126.29 sq m | 1,358 sq ft |

RATEABLE VALUE:

Our enquiries of the Local Rating Authority indicate that the property has a rateable value of £23,250.

VAT:

To be confirmed.

LEGAL COSTS:

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

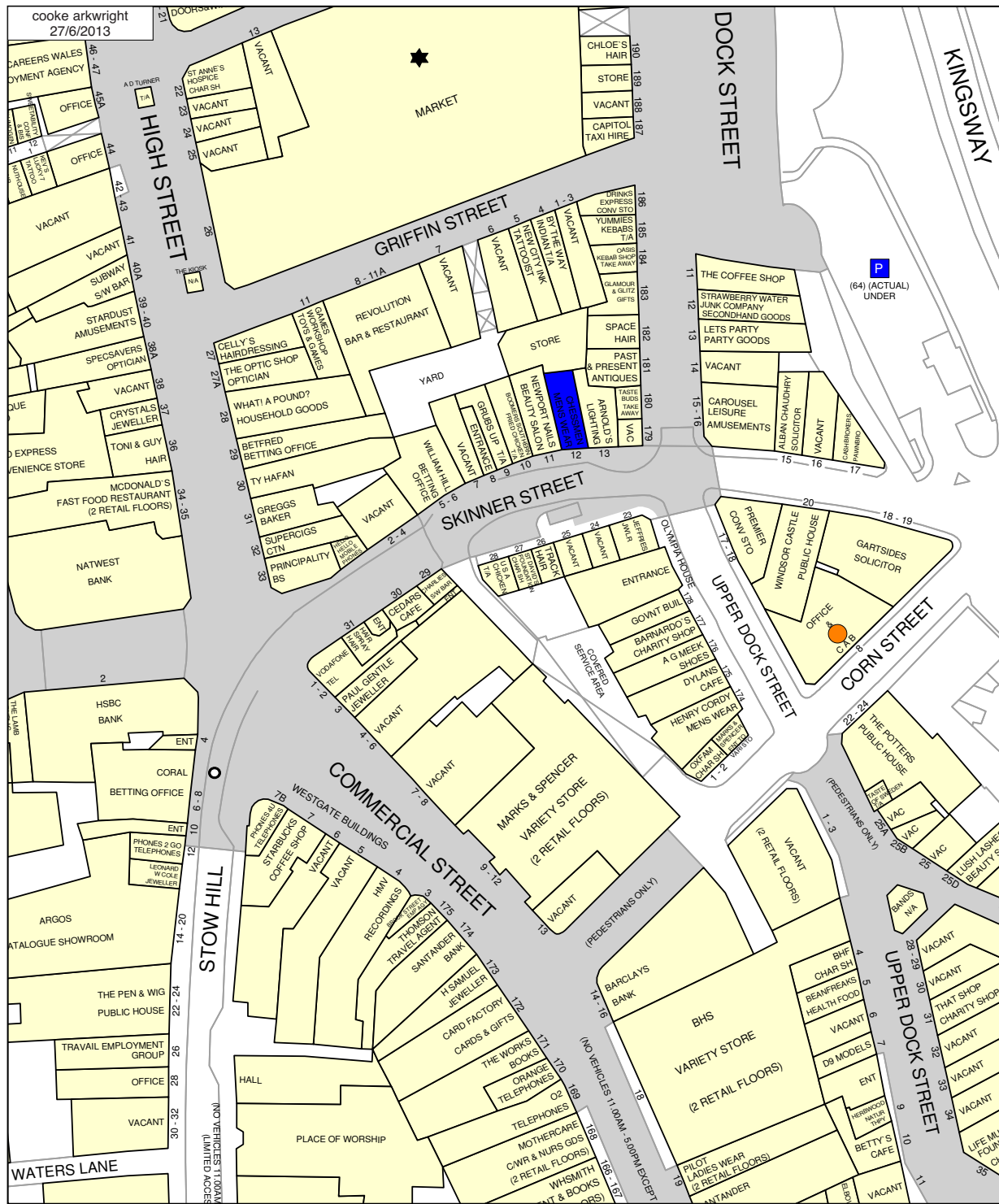
VIEWING:

Strictly via sole letting agents:-

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Energy Performance Certificate

Non-Domestic Building



12 Skinner Street
NEWPORT
NP20 1GY

Certificate Reference Number:
0970-9937-0334-1310-3054

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

90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 478
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 81.05

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

71

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.