

PROMINENT & SUBSTANTIAL CORNER PRIME RETAIL PREMISES TO LET



COMMERCIAL STREET, NEWPORT, GWENT 1822 SQ FT (169.26 SQ M)

Location: Situated in an excellent position on the corner of Commercial Street and Hill Street, just on the edge of the pedestrianised portion of the street. Commercial Street is the main shopping street for Newport.

Description: Comprising prominent corner premises with A1 retail use. The premises benefit from a substantial return frontage to Hill Street and are thought to be suitable for a variety of trades, subject to obtaining the necessary consents.

Areas:

| | |
|-------------------|---------------------------------|
| Frontage | 17' |
| Return frontage | 31'6" |
| Internal width | 21'1" W x 40'8" D |
| Front shop area | 22'9" W x 24'11" D |
| Ancillary | 16'8" W x 9'11" D |
| Ancillary (2) | 6' W x 6'11" D |
| Total area | 1822 sq ft (169.26 sq m) |

Leases: Available on a new Lease at £40,000 pa exclusive, for a term to be agreed.

Business Rates: To be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Legal Costs: The ingoing tenants are to be responsible for the landlords reasonable legal costs.

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only via
Claridges Commercial – 0845 205 0007**