



80 Bridge Street

Newport, Gwent, NP20 4AQ

**MID TERRACED HIGH STREET
RETAIL UNIT - TO LET**

922 ft² (85.66 m²)

- + A2 planning use
- + Gas central heating
- + Zoned air conditioning
- + Carpeted throughout
- + Male & female WC's
- + Automatic door

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Newport is the third largest city in Wales and has a resident population of approximately 215,000 people. Cardiff lies 12 miles south west and Bristol 31 miles to the east. The property occupies a prime location on the pedestrianised section of Bridge Street.

Notable retailers in close proximity include Thomas Cook, Peter Alan estate agents and the Post Office.

**DESCRIPTION**

The property comprises a ground floor retail unit with basement accommodation. A fully fitted kitchen and WC's are located at the rear. The ground floor space benefits from zoned air conditioning. The property is serviced by main gas, water and electricity.

ACCOMMODATION

Ground floor sales	726 ft ² (67.47 m ²)
Storage	95 ft ² (8.87 m ²)
Kitchen	100 ft ² (9.32 m ²)
Basement	868 ft ² (80.70 m ²)

VAT

The property has not been elected for VAT.

USE

The property benefits from A2 planning use.

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

We are informed that the current rateable value of the property is £27,250. The preliminary 2017 rating list indicates the rateable value will drop to £14,000.

Interested parties should make their own enquiries with the Local Authority.

EPC

To be assessed.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents:-

Contact: David Williams / Rhys Williams
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Emanuel Jones

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SUBJECT TO CONTRACT & AVAILABILITY



November 2016

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