

PRIME SHOP UNIT TO LET

157 Commercial Street, Newport

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Well located retail unit to let adjacent to Boots and Poundland.**

LOCATION

The subject property is situated in the prime pitch on Commercial Street, Newport, South Wales. It is adjacent to **Poundland** and **Boots** and between the two entrances to the Friars Walk Shopping Centre which opened in November 2015, anchored by Debenhams and Cineworld.

Other nearby retailers on Commercial Street include **Costa**, **Iceland** and **WH Smith**.

RENT

Offers in the region of £50,000 per annum exclusive of rates, service charge and VAT (if applicable).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value (17/18) £40,500

Interested parties should verify these figures with the Local Authority.

ACCOMMODATION

We have measured the following approximate net internal floor areas:-

Ground Floor Sales:	224.26 sq m	2,413 sq ft
First Floor Sales:	189.87 sq m	2,043 sq ft
Second Floor Ancillary:	196.93 sq m	2,119 sq ft
Third Floor Ancillary:	53.79 sq m	579 sq ft
Basement Ancillary:	136.62 sq m	1,470 sq ft

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

An EPC has been commissioned and is available upon request.



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris
020 7182 7485
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Craig Cawthorne
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SUBJECT TO CONTRACT

