



RETAIL TO LET

Unit 1 Newport Arcade Newport

City Centre Retail Unit
Approx. 56.40 sq m (6076 sq ft)

Attractive Victorian Arcade
Close to Mainline Railway Station
Arranged over Ground & First Floor
Available Immediately

Quoting £11,500 per annum



Regulated by RICS





Unit I Newport Arcade Newport NP20 1GD

LOCATION

NEWPORT is one of the UK's newest cities having received this status in 2002. The City is located in a prime strategic location standing at the gateway between England and Wales. It benefits from excellent access to the M4 and wider motorway network. The City has an immediate population of approximately 137,000 people. Newport is currently undergoing major changes, which is yielding a much improved environment for people to live, work and visit.

The property forms part of Newport Arcade and fronts High Street a prime, pedestrianised retailing pitch within the City Centre. Newport Arcade lies in close proximity to the proposed refurbishment of Newport market, the development of Council offices at Station House and short distance from Newport Railway Station.

The Arcade provides a pedestrian link between High Street and Cambrian Road which, in turn links the station to the City Centre. Nearby occupiers include Subway McDonalds, Ladbrokes, Wetherspoons, Tesco Express and numerous boutique style local/regional tenants, providing an excellent retailing mix.

DESCRIPTION

The property provides a regular shaped retail unit arranged over ground and first floors linked via spiral staircase. The ground floor has a large glazed frontage with wooden flooring and pendant lighting and the first floor has laminate flooring, florescent strip lighting and a sink unit.

ACCOMMODATION

GROUND FLOOR	28.68 sq m	(309 sq ft)
FIRST FLOOR	27.72 sq m	(298 sq ft)
TOTAL	56.40 sq m	(607 sq ft)

RATING ASSESSMENT

RATEABLE VALUE	£7,200
RATES PAYABLE: (2011/12)	£3,081.60 pa*

*This property may benefit from small business rates relief, however we would advise that you contact the local authority in order to confirm that you are eligible.

TENURE

Leasehold. The property is available by way of a new lease and we are quoting a rental of £11,500 per annum. A service charge is also applicable to the unit, further information is available upon request.

PLANNING

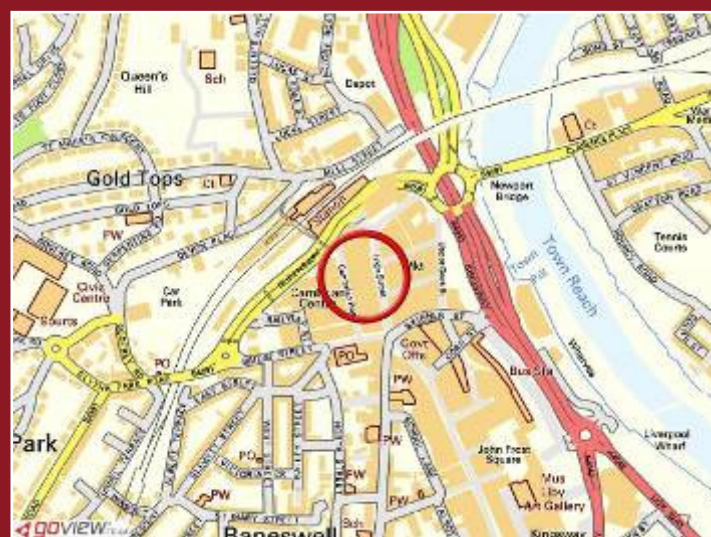
We understand that the property benefits from an A1 retail consent, however we would advise that interested parties make their own enquiries the local planning authority.

LOCAL AUTHORITY

Newport County Council,
Tel: 01633 656 656
Email: info@newport.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal and professional fees incurred in the transaction.



Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing Unit I Newport Arcade.

ALEX RIDDELL

DDI 01633 508 504 E alex.riddell@parryscommercial.co.uk

RICHARD WEBB

DDI 01633 508 505 E richard.webb@parryscommercial.co.uk

01633 508 508

www.parryscommercial.co.uk

Wentwood House • Langstone Business Village
Newport • South Wales • NP18 2HJ

F 01633 508 507 E info@parryscommercial.co.uk



Regulated by RICS

"Parrys Property (PP) (and their joint agents where applicable) for themselves and for the vendors and lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) PP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein. Prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, iii) Rents quoted in these particulars may be subject to VAT in addition, iv) PP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements." Subject to contract. P509 Ravensworth 01670 713330