



**72 CHURCH ROAD, NEWPORT, NP19 7EJ**

Retail Accommodation to Let

Potential for Office Use (STP)

On Street Parking

Flexible Lease Terms

Approximately 71.31 sq m (768 sq ft)

Quoting Rent of £7,200 per annum, exclusive



## LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Church Road, just off Caerleon Road, approximately 1 mile from the city centre. The area provides a mixture of housing and retail occupiers, including Dave Richards Angling Supplies, The Gas Showroom, Nolan Hair Company and The Busy Kitchen Café.

## DESCRIPTION

The property provides a ground floor lock up shop of regular shape, offering predominantly open retail space with storage accommodation to the rear.

The property benefits from large glazed windows to the front elevation, strip lighting, carpeting throughout, wall mounted power sockets and a security alarm. In addition to the retail showroom the property benefits from storage room and staff facilities including kitchenette and WC.

Externally there is on street parking available to the front of the property.

## ACCOMMODATION

Retail Accommodation	45.23 sq m (487 sq ft)
Storage Space	26.08 sq m (281 sq ft)
<b>Total</b>	<b>71.31 sq m (768 sq ft)</b>

## PLANNING

We understand that the property benefits from planning consent for A1 Retail as defined in Town and Country Use Class Order 1987. However, we recommend that interested parties make their own enquiries to the local planning authority.

## LOCAL AUTHORITY

**Newport City Council:**

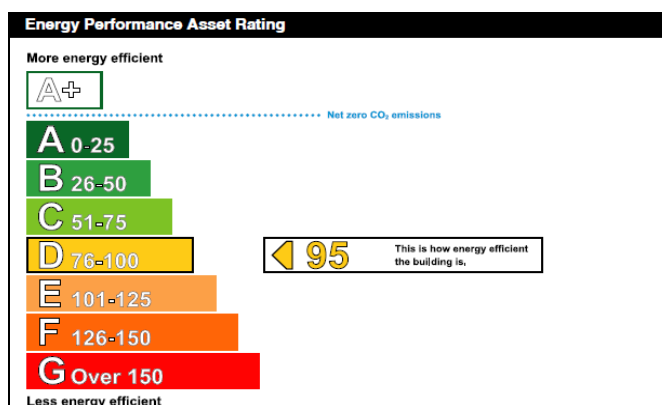
Tel: 01633 656 656

## RATING ASSESSMENT

RATEABLE VALUE: £3,000

RATES PAYABLE: (2018/19) £1,542\*

\* Some occupiers may qualify for 'small business relief' which will provide a discount on this figure. Interested parties should contact the business rates department at Newport City Council for more information.



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

## TENURE

The property is available by way of a new lease on flexible terms. We are quoting a rent of £7,200 per annum. There is no VAT payable.

## AGENTS NOTICE

It must be noted that an employee and / or Director of M4PC has an interest in the property marketed as 72 Church Road, Newport.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

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01633 740 740  
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**KELLY BINNIE**  
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