



35 MALPAS ROAD, NEWPORT, NP20 5PB

Retail Accommodation to Let

Potential for Office Use (STP)

Walking Distance of Newport Train Station

Flexible Lease Terms

Approximately 176.05 sq m (1,895 sq ft)

Quoting Rent of £12,000 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 Malpas Road approximately 1 mile from the city centre. The area provides a mixture of housing and retail occupiers, including Lavande Designer Wear, Narduzzo Tile Shop, Ladbrokes and Katy's Café.

DESCRIPTION

The property provides a ground floor lock up shop of regular size, with two additional storage rooms and a WC. The first floor provides two office spaces.

The property benefits from large glazed windows to the front elevation, strip lighting, a mix of carpeted, wooden and concrete flooring throughout, wall mounted power sockets and a security alarm. In addition, the property benefits from a WC.

ACCOMMODATION

Ground Floor Retail	37.81 sq m	(407 sq ft)
Ground Floor Storage	98.76 sq m	(1,063 sq ft)
First Floor	39.48 sq m	(425 sq ft)
Total	176.05 sq m	(1,895 sq ft)

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:	£4,900
RATES PAYABLE: (2018/19)	£2,519 pa*

* Some occupiers may qualify for 'small business relief' which will provide exemption from paying any business rates. 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 £12,000 per annum, exclusive.

VIEWING

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

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