



CLARENCE HOUSE, CLARENCE PLACE, NEWPORT, NP19 7AA

Restaurant To Let

Located on Fringe of Newport City Centre

Adjacent to Multi-storey Car Park

Flexible Terms and Incentives Available

Approximately 159.51 sq m (1,717 sq ft)

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 at the heart of Newport City Centre in a high profile location. Clarence Place is one of the main arterial routes into the city centre. The building is unmissable, overlooking the river by Newport bridge.

The surrounding area has seen a number of hospitality venues open in recent years including The Pod, Hortons Coffee House, Monusk Tapas Bar and many more.

DESCRIPTION

The property provides a self-contained ground floor retail unit with a glazed frontage. The unit is currently open plan with a central bar area. The unit benefits from laminate wood floor in the restaurant area, gas central heating, spot and wall lighting, emergency lighting and two comfort cooling units. To the rear of the property is the kitchen area and male, female and disabled toilets.

Externally there is a shared secure service yard area allowing for deliveries and some staff parking.

ACCOMMODATION

Restaurant & Kitchen	159.51 sq m	(1,717 sq ft)
Total	159.51 sq m	(1,717 sq ft)

PLANNING

We understand that the property currently benefits from planning consent for restaurant use. 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:	£13,500
RATES PAYABLE: (2021/22)	£7,223 pa*

*There are a number of rating reliefs available which could result in a discount or total exemption from business rates during 2021/22. Therefore, please contact the local authority about these.

SERVICE CHARGE

Any future tenant will be required to contribute to the service charge for the maintenance of the fabric of the building and shared services such provided.



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



ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been ordered and will be available shortly.

TENURE

The property is available by way of a new lease direct with the landlord. 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:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

ANDY HOMER
01633 740 740
andy@m4pc.co.uk



01633 740 740
m4pc.co.uk

Merlin House, Langstone Business Park, Newport, NP18 2HJ

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M793 Ravensworth 01670 713330