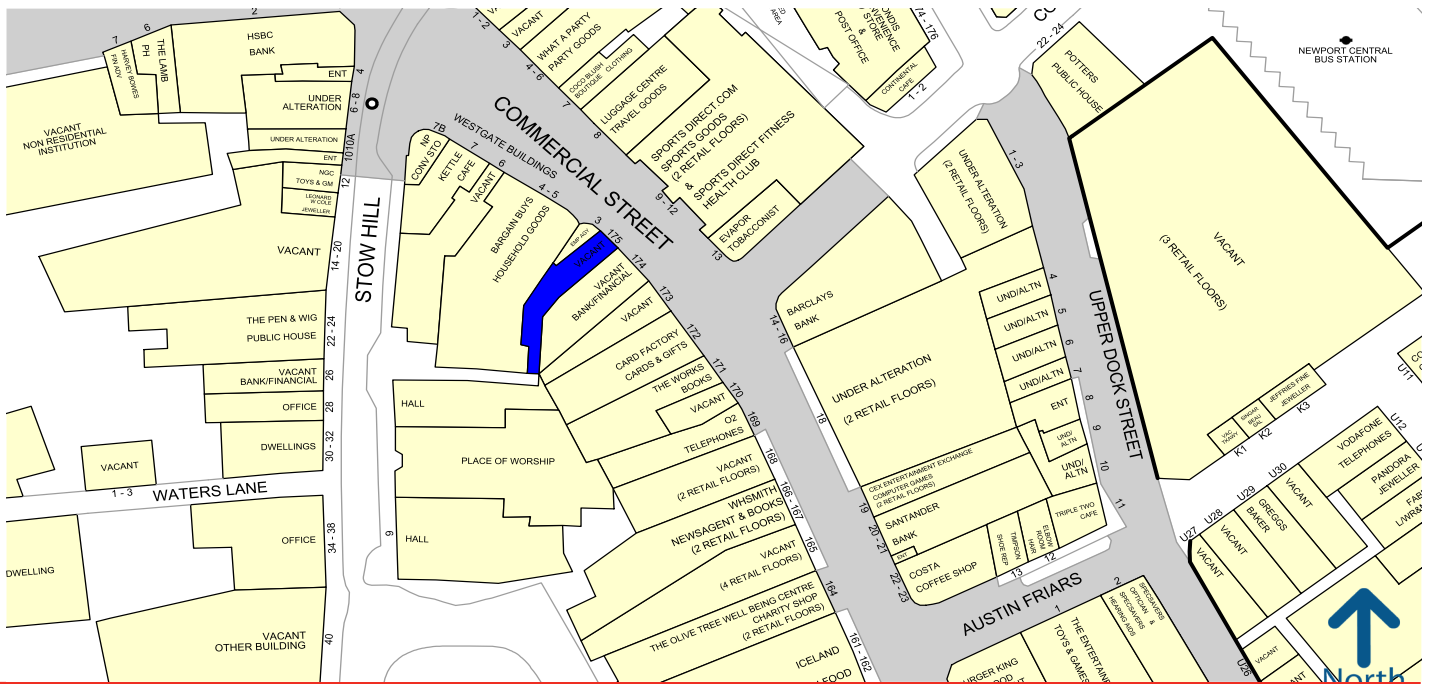


**175 COMMERCIAL STREET**  
NEWPORT, NP20 1JN



**PRIME SHOP TO LET**  
**GROUND FLOOR SALES - 957 SQ FT**



The property is located in a prime position on the pedestrianised Commercial Street, close to one of the entrances to Friars Walk Shopping Centre. Occupiers in the nearby vicinity are Sports Direct, Card Factory, Barclays Bank and The Works.

#### DESCRIPTION

The premises comprises two storeys over ground and first floor. Access is provided directly from Commercial Street. The ground floor is well configured. Access to the rear is provided via Stow Hill.

#### TERMS

The property is available to let on the basis of a new lease via effective full repairing and insuring terms.

Quoting rent **£25,000 pax**

#### RATEABLE VALUE

The 2017 Rateable Value for the property is:-

Rateable value: **£15,000**

Rates payable: **£ 7,935**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

#### VAT

VAT will be payable in addition to the rent.

#### EPC RATING

F - 129

#### ACCOMMODATION

The property comprises of the following approximate areas and dimensions:

Gross Frontage	5.13 m	16 ft 10 ins
Net Frontage	4.41 m	14 ft 06 ins
Shop Depth/Built Depth	20.56 m	67 ft 05 ins
Shop Width	4.64 m	15 ft 03 ins
Ground Floor Sales	88.92 sq m	957 sq ft
Ground Floor Stores	21.19 sq m	228 sq ft
First Floor Ancillary	48.93 sq m	527 sq ft

#### PLANNING

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

#### LEGAL COSTS

Each party to bear its own costs.



#### VIEWING

To be arranged via sole letting agents:-  
Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com) 029 2034 6311

REF: BD/102868 – DECEMBER 2021

Ella Jefferies - [ella.jefferies@coark.com](mailto:ella.jefferies@coark.com) 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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