

TO LET



21 Bridge Street, Newport, NP20 4AN

- First & Second floor office accommodation.
- Established office location within Newport city centre.
- Approximately 79.87 sq. m (860 sq. ft).

£5,000 per annum
www.nplinnells.co.uk

LOCATION

The property is situated on Bridge Street, an established office and retail location within Newport City Centre close to the railway station.

The main retailing area of Friars Walk and Commercial Street are close by as are car parking facilities.

DESCRIPTION

The property comprises the first and second floors within a 4-storey mid terraced office building of traditional construction, rendered and painted under pitched and flat roofs.

Internally, the property provides self-contained office accommodation to both the first and second floors together with staff facilities.

To the rear elevation is 1 no. car parking space.

ACCOMMODATION

The property comprises the following approximate Net Internal Floor Areas:

Description	SQ. M	SQ. FT
First Floor	41.82 sq. m	450 sq. ft
Second Floor	38.05 sq. m	410 sq. ft
TOTAL	79.87 SQ. M	860 SQ. FT

TENURE

The property is available on a new lease for a term of years to be agreed.

RENT

£5,000 per annum exclusive.

PLANNING

We understand that the property benefits from a B1 planning consent. However, we advise that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council. www.newport.gov.uk



RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
Office & Premises	£6,600

Interested parties are advised to make their own enquiries with the local rating authority. Small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE

C-73.

LEGAL COSTS

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

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

Mark Steven

E: mark.steven@nplinnells.co.uk

Matt Tyler

E: matt.tyler@nplinnells.co.uk

www.nplinnells.co.uk

NP Linnells Property Consultants
Gold Tops House, Pentonville
Newport NP20 5HB



NP Linnells
PROPERTY CONSULTANTS

01633 212266

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