

TO LET



Units 1-3 Chartist Tower, Upper Dock Street, Newport, NP20 1DL

- Prime retail location adjacent to Friars Walk.
- Approximately 492.66 sq. m (5,303 sq. ft).
- New flexible lease available.

£30,000 per annum exclusive.

www.nplinnells.co.uk

LOCATION

The property is situated in a prominent position on Upper Dock Street, forming part of Chartist Tower which has been redeveloped as a mixed-use retail, office, and hotel development by Garrison Barclay Estates.

The property is within an established retail location within Newport city centre and opposite the Friars Walk shopping and leisure complex.

DESCRIPTION

The subject property comprises a 2-storey corner retail unit providing open plan sales areas with potential for restaurant use, subject to planning consent.

ACCOMMODATION

Ground Floor	266.35 sq. m	2,867 sq. ft
First Floor	226.31 sq. m	2,436 sq. ft
TOTAL NIA	492.66 SQ. M	5,303 SQ FT

TENURE

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

RENT

£30,000 per annum.

Rent is exclusive of VAT and service charge.

PLANNING

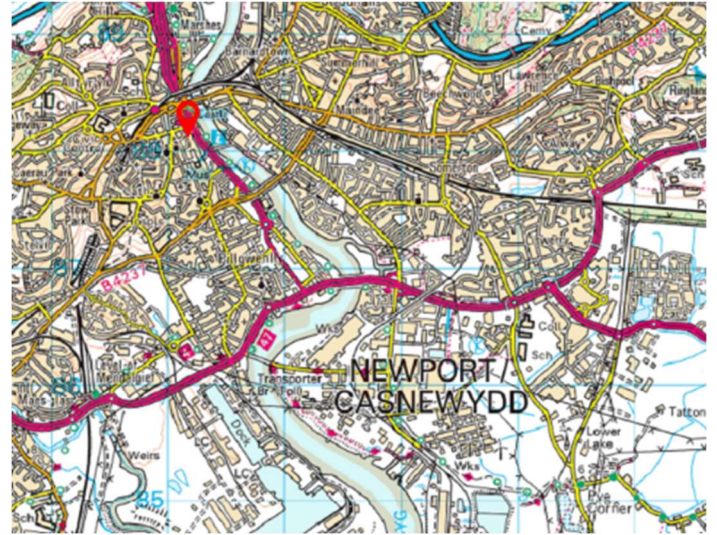
Interested parties are advised to make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council. www.newport.gov.uk

RATING ASSESSMENT

Interested parties are advised to make their own enquiries to the local authority.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

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:

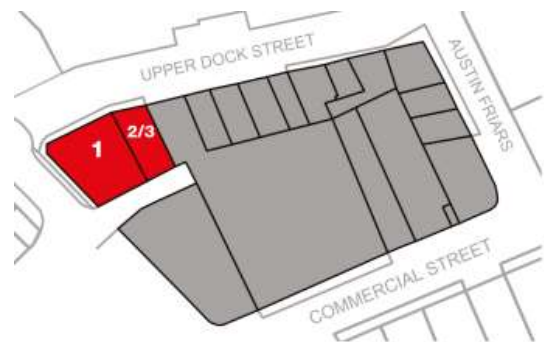
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