

**arc** incorporating  
**downing  
bentley**  
Retail Property Consultants

**RETAIL UNIT TO LET**

**43 Newport Road**

**Caldicot**

**NP26 4BG**





Retail Property Consultants

## RETAIL UNIT TO LET

43 Newport Road

Caldicot

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0117 252 0532  
[www.arcetail.co.uk](http://www.arcetail.co.uk)

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

## Location

Caldicot is a historic town the third largest on Monmouthshire with a growing population currently at circa 11,500. The premises are located in a prominent corner position within the main shopping area of the town. **Waitrose** is opposite with an **ASDA** within a 5 minute walk. Other occupiers include **Greggs**, **Bargain Booze**, **Lloyds Bank** and **HSBC**. Located to the rear of the property is a free car park.

## Accommodation

The premises are arranged over ground floor level, have rear servicing access and comprise the following approximate ground floor net internal areas:

### Ground Floor

Internal Width	14.26 m	46' 8"
Shop Depth	43.67 m	143' 2"
Sales	6,680 sq ft	620 sq m
Rear Storage	860 sq ft	80 sq m
Kitchen, Office Area & W/C's	1,000 sq ft	92 sq m

Alternatively, the premises lend themselves to being split into two units; facing Newport Road and Jubilee Way where alternative non-retail uses will be considered, subject to planning - full details upon application.

## Rent

£50,000 per annum exclusive.



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## Terms

The premises are available by way of a new, effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

## EPC

The property has an EPC Rating of C-64. Further details available upon application.

## VAT

All figures quoted are exclusive of VAT.

## Costs

Each party to be responsible for their own legal cost incurred in the transaction.

## Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Shop and Premises”
Rateable Value	£52,000
UBR 2019/2020:	50.4p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

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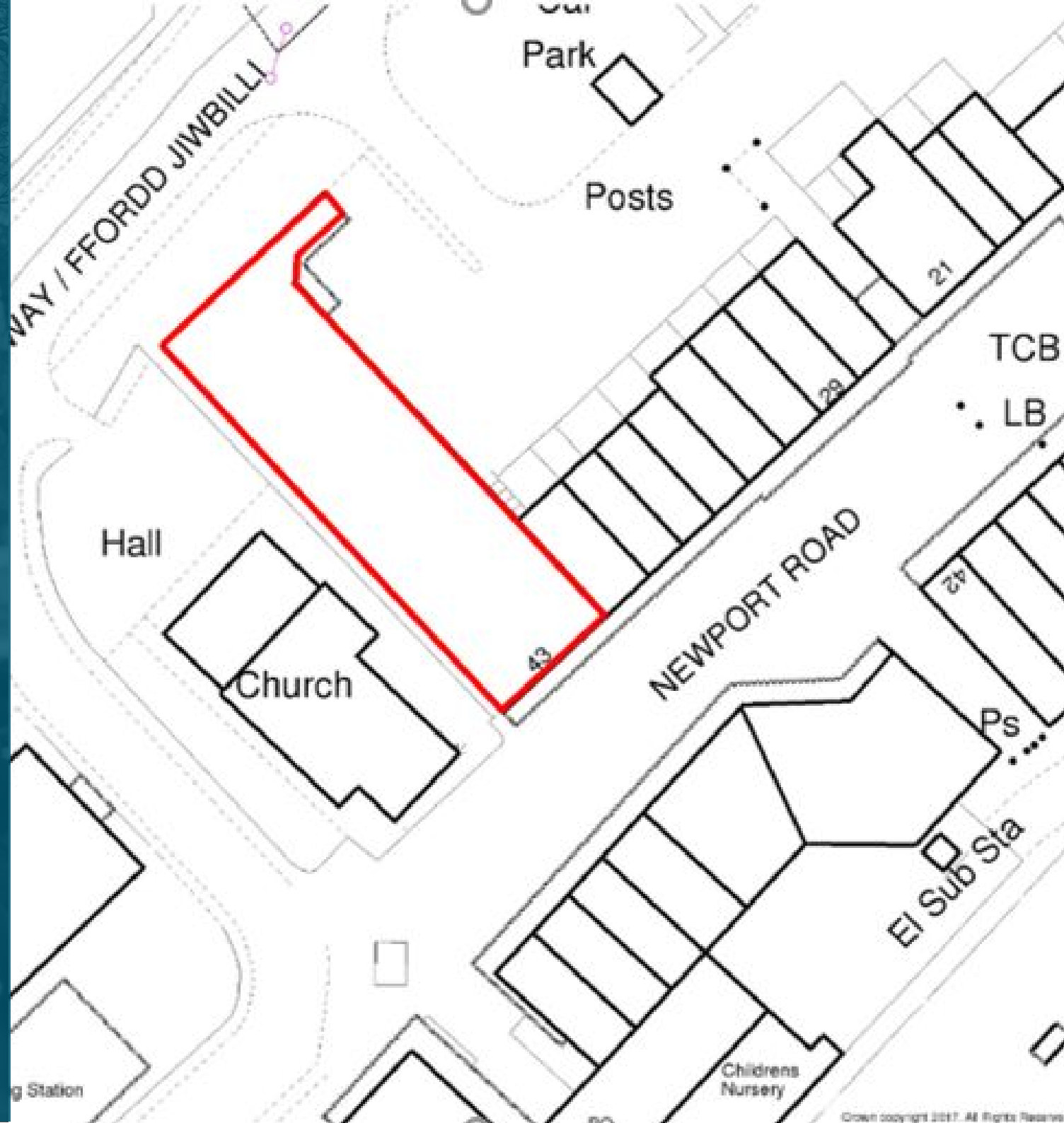
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## Further Information

For further information or to arrange an inspection please contact:

### ARC Retail

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