

TO LET



61 Caerleon Road, Newport, NP19 7BW

Self Contained Office Accommodation over 2 Floors

Main Road Location

85.05 sq m (916 sq ft)

£6,000 per annum.

www.nplinnells.co.uk

LOCATION

The subject property is situated on the corner of Caerleon Road and Turner Street in a prominent main road location within around ½ mile of Newport City Centre.

DESCRIPTION

The property comprises of the first and second floor offices with a self contained access door to the side.

Internally, the accommodation provides for a number of office rooms together with kitchen and toilet facilities.

ACCOMMODATION

The property comprises the following approximate Net Internal Floor Areas:

First Floor	54.77 sq m	590 sq ft
Second Floor	30.28 sq m	326 sq ft
TOTAL	85.05 sq m	916 sq ft

TENURE

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

RENT

£6,000 per annum exclusive of rates and VAT.

PLANNING

We understand that the property has an B1 planning consent. Interested parties are advised to make their own enquiries to the local authority.

RATING ASSESSMENT

We have been advised that the rateable value is £5,300. This is not the amount actually payable.

LOCAL AUTHORITY

Newport City Council www.newport.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E110.



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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