

TO LET

10,336 SQ. FT. RETAIL UNIT WITH OPEN A1 RETAIL PERMISSION

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Unit 1, Newport West Retail Park, Newport NP20 2NZ

Location

The City of Newport is located approximately 14 miles to the east of Cardiff and 31 miles to the north west of Bristol. The City has a population of approximately 140,000 with a total shopping catchment of approximately 310,000.

Newport West Retail Park is situated on Docks Way approximately 2 miles to the east of Junction 25 of the M4 and 1.5 miles to the south of the City Centre.

The surrounding area provides a critical mass of retail warehousing totaling some 340,000 sq.ft. Nearby occupiers include: **The Range, B&M, The Food Warehouse (Iceland), Wren Kitchens, Pets At Home, Smyths Toys and Halfords** amongst others.

There are two significant redevelopment projects underway in close proximity to the site, namely the £75m redevelopment of the 39 acre Whitehead Works and Mon Bank Siding which will deliver over 1,000 new homes and a new Primary School increasing the immediate catchment population.

The subject property is located on Newport West Retail Park fronting Docks Way opposite Maes Glas Retail Park. Other occupiers on the Park include **Home Bargains and Tile & Bath Co.**

Description

Newport West Retail Park comprises a purpose built open A1 retail park of approximately 40,000 sq.ft. across 4 units.

The subject property comprises a purpose-built retail warehouse unit of steel portal frame construction with part brick and part metal clad elevations under a pitched roof.

The unit benefits from shared rights to the 203 space shoppers car park with a rear service yard.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Retail Warehouse 10,336 sq.ft. | 960.2 sq.m.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value £120,000
Rates Payable £64,200

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The property will be available by way of a sublease on a Full repairing and insuring basis.

Rent

On application

Energy Performance Certificate

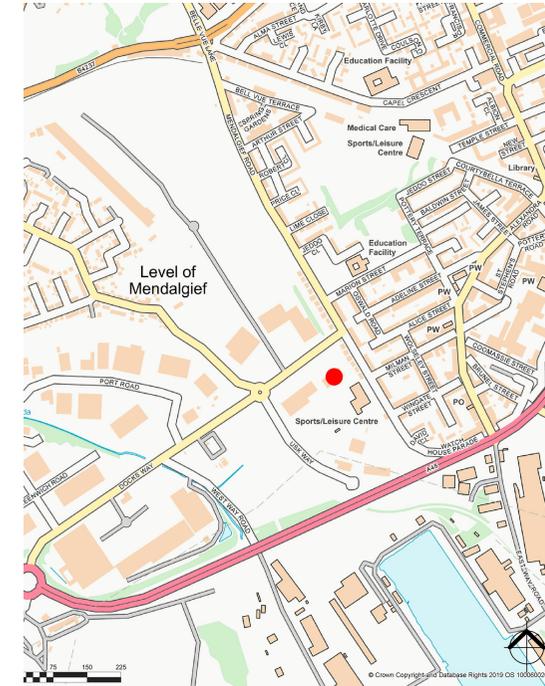
On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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