

SHOUT THE CORN EXCHANGE HIGH STREET NEWPORT



Location

Newport is one of the youngest cities in the UK, with a resident population of 130,011 (source: www.newport.gov.uk)

The subject property is located on High Street opposite Newport's train station and within the prime A3 cluster, where nearby occupiers include JD Wetherspoon, Bar Seven, The Page, etc.

The location of the property is identified on the attached Goad plan.

Accommodation

The property forms part of The Corn Exchange, which also includes office accommodation on its upper floors and a multi storey NCP car park. The property comprises the following approximate gross internal areas:-

| | |
|--------------|------------|
| Ground Floor | 9,267 sqft |
| First Floor | 1,469 sqft |

Lease

The property is held on a 25 year lease from 22 December 1999 on effective full repairing and insuring terms including 5 yearly upward only rent reviews.

Rental

The current rent passing is £131,500 per annum.

Rates

The property has been assessed for rating purposes as follows:-

| | |
|-----------------------|---------|
| Rateable Value | £90,000 |
| Rates Payable (08/09) | £41,940 |

Interested parties are advised to make their own enquiries of the Valuation Office.

Terms

Offers are invited for the benefit of the balance of the lease on this fully fitted unit.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

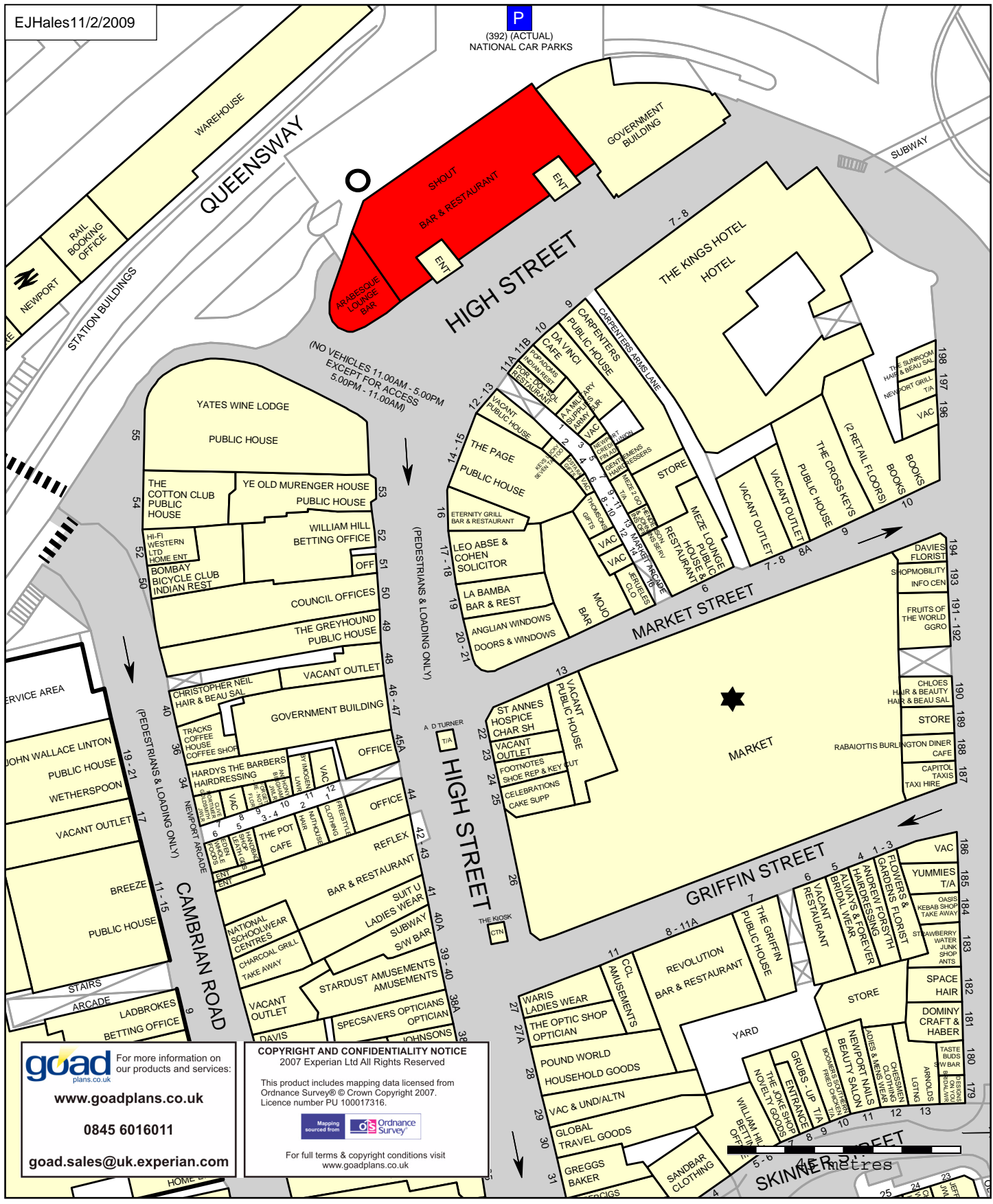
Viewing

Strictly by prior arrangement with the sole letting agents, E J Hales

Phillip V Morris - Tel: 029 2034 7104
e-mail: pvm@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

P
(392) (ACTUAL)
NATIONAL CAR PARKS



(NO VEHICLES 11.00AM - 5.00PM
EXCEPT FOR ACCESS
5.00PM - 11.00AM)

(PEDESTRIANS & LOADING ONLY)

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