

**LARGE SHOP UNIT
TO LET
WITH CAR PARK**

**123/127 CHEPSTOW ROAD
NEWPORT
NP19 8BZ**



Location

The property is located on Chepstow Road in the busy shopping district of Maindee, Newport. Other occupiers in the immediate vicinity include Peacocks, Monmouthshire Building Society, Greggs, Tote Sport, Somerfield and many more.

Description

The property comprises ground floor sales together with ancillary storage and offices at first floor level and offices.

The property also benefits from a car park to the rear with parking for approximately 10 cars.

Accommodation

Ground Floor Sales	1,898 sqft	176.33 sqm
Ground Floor Store	61 sqft	5.67 sqm
First Floor Offices/Store	1,615 sqft	150.05 sqm

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating periodic upward only rent reviews.

Rent

£32,500 per annum exclusive.

Rates

Rateable Value	£27,250.00
Rates Payable (2010/11)	£11,145.25

Interested parties are advised to verify the above figure with the Local Authority.

Legal Costs

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

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office, contact:-

Owen Cahill
Tel 029 2034 7111
Email owen@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY