



RETAIL, SHOWROOM,
OFFICE, A3 UNIT

TO LET

CORN EXCHANGE
HIGH STREET
NEWPORT
NP20 1AA

2,578 SQFT – 239.5 M²



LOCATION

The Corn Exchange is on the northern side of High Street, Newport. The main railway station is close by and High Street is part of the pedestrianized area and links into the main shopping area on and around Commercial Street.

There is a 24 hour multi storey car park forming part of the Corn Exchange development.

DESCRIPTION

The property is a self- contained ground floor unit suitable for a variety of uses including retail, showroom, offices and A3, subject to planning.

It is at the western end of the building and has a curved feature window area . Access is via sliding electric doors.

ACCOMMODATION

The property provides the following approximate internal area:-

Internal Area	2,578 sqft	239.5 m ²
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LEASE TERMS

The property is to let on a new lease, term to be agreed and subject to 5 yearly upward only rent reviews on an effective full repairing and insuring basis.

RENTAL

£28,250 per annum.

SERVICE CHARGE

A service charge will be levied to cover a proportion of the costs of external repairs, insurance etc. Further details available on request.

RATES

To be assessed, interested parties are advised to make their own enquiries.

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Simon Watson James • Tel: **07775 910991** • E-mail: **simon@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



