



RETAIL UNITS
TO LET

UNITS 1, 2 & 3
CAMBRIAN ROAD
NEWPORT
NP20 4AB



LOCATION

Newport is Wales's most easterly city and benefits from a resident population in the region of 137,000 people. The city is bordered to the north by the M4 motorway, which provides easy access to the city centre from numerous junctions. Its direct train service to London Paddington arrives in 40 minutes.

Recent developments include the nearby Newport Food Market and the new £35 million University campus amongst new residential and office developments.

DESCRIPTION & ACCOMMODATION

The units are located on Cambrian Road close to other commercial tenants include Tesco, Ladbrokes, JD Wetherspoon and other local operators.

The units provide the following approximate floor areas:-

Unit 1		
Ground Floor	1,130 sqft	105.00 sqm
Ground Floor Store	67 sqft	6.24 sqm
Unit 2		
Ground Floor	1,346 sqft	125.06 sqm
First Floor Sales	1,085 sqft	100.77 sqm
First Floor Storage	1,352 sqft	125.61 sqm
Unit 3		
Ground Floor	1,379 sqft	128.09 sqm

LEASE TERMS

The units are available on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

Unit 1	£20,000 per annum exclusive.
Unit 2	£15,000 per annum exclusive.
Unit 3	£17,000 per annum exclusive.

RATES

The VOA Website shows the following assessments for the units:-

Unit 1	
Rateable Value	£25,500
Rates Payable (2025/26)	£14,484
Unit 2	
Rateable Value	£14,750
Rates Payable (2025/26)	£ 8,378
Unit 3	
Rateable Value	£15,250
Rates Payable (2025/26)	£ 8,662

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales.

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J 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:
Phillip Morris • Tel: 07779 666210 • Email: pvm@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.

