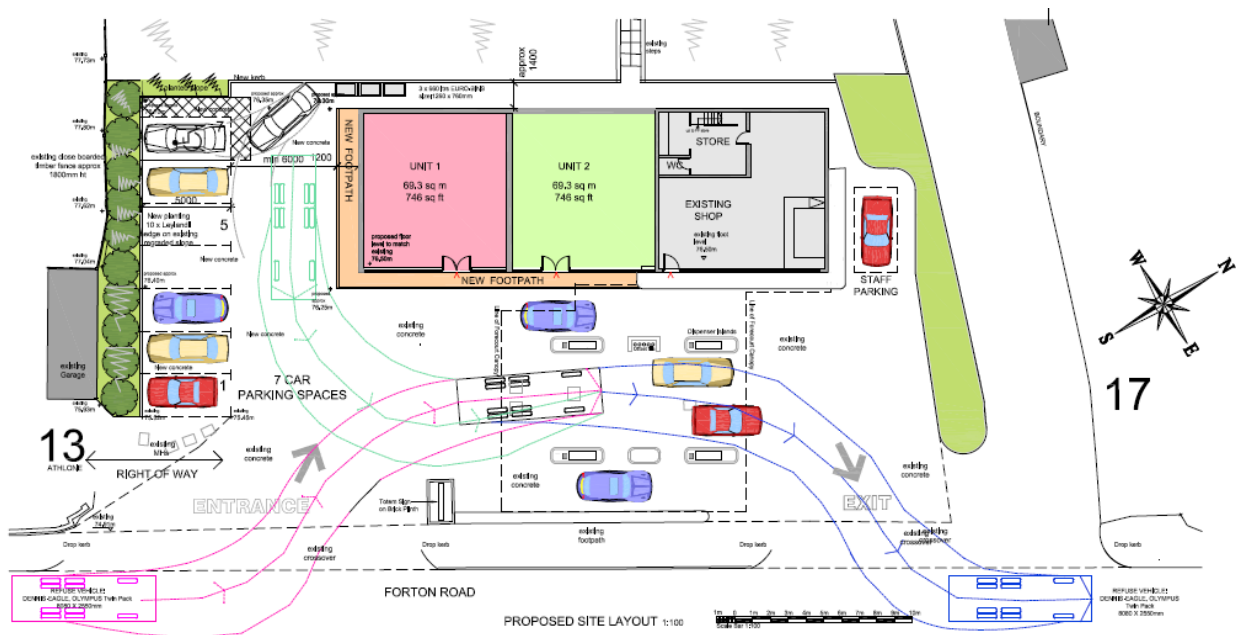


**NEW RETAIL UNITS
AVAILABLE TO LET
AT
NIX SERVICE STATION
FORTON ROAD
NEWPORT
SHROPSHIRE
TF10 7JR**



- Two new retail units (to be constructed)
- Each unit 746 ft² (69.3m²)
- Could be combined to create one large unit
- Prominent roadside frontage accessed off busy petrol station and convenience store forecourt
- Customer off road parking included

LOCATION

The units will occupy a prominent roadside site fronting onto Forton Road (B5062) one of the main approaches into Newport town centre leading from the A41.

The units will share an existing forecourt with the Nix Service Station which operates as a petrol station and convenience store. This is an established business which already generates up to 700 transactions per day thus guaranteeing significant "footfall" to the site.

Newport is a busy market town in the Borough of Telford and Wrekin approximately 12 miles west of Stafford and 10 miles north of Telford. Access to the national motorway network can be gained at J13 or J14 of the M6 at Stafford.

DESCRIPTION

The units are to be constructed of blockwork with rendered elevations under a flat boarded and mineral felt roof forming an extension to the existing shop. Currently the proposal is to create two similar sized units however at this stage there is flexibility with the option to create one large unit, two or three small units or any reasonable permutation.

The units will be completed to a shell finish however the owner is prepared to provide an enhanced specification subject to registration and agreement on the rent.

ACCOMMODATION

Unit 1	746ft ²	(69.3m ²)
Unit 2	746ft ²	(69.3m ²)
	<u>1,492ft²</u>	<u>(138.6m²)</u>

TOWN PLANNING

The proposed scheme was approved under reference number TWC/2020/0201 on 9th September 2020. The description of development is:

"Proposed extension of retail unit to form two self-contained retail units with formation of additional parking".

Alternative uses may be acceptable would be subject to planning approval. The permission limits opening hours to between 07.00 and 23.00 hrs on weekdays and 08.00 and 22.30 hrs on Sundays and Bank/Public Holidays.

BUSINESS RATES

The units will be assessed for Business Rates upon completion.

SERVICES

We understand all mains services will be available to the units.

LEASE TERMS

Subject to negotiation and based on agreed specification preference for multiples of five years. The intention is to enter into an “agreement for lease” prior to commencing construction of the units. The build programme is anticipated to 4-6 months. Leases to be on Full Repairing and Insuring terms.

QUOTING RENTS

Unit 1 £11,500 pa*

Unit 2 £11,500 pa*

*Based on a shell finish. Rental terms to be negotiated based on agreed specification.

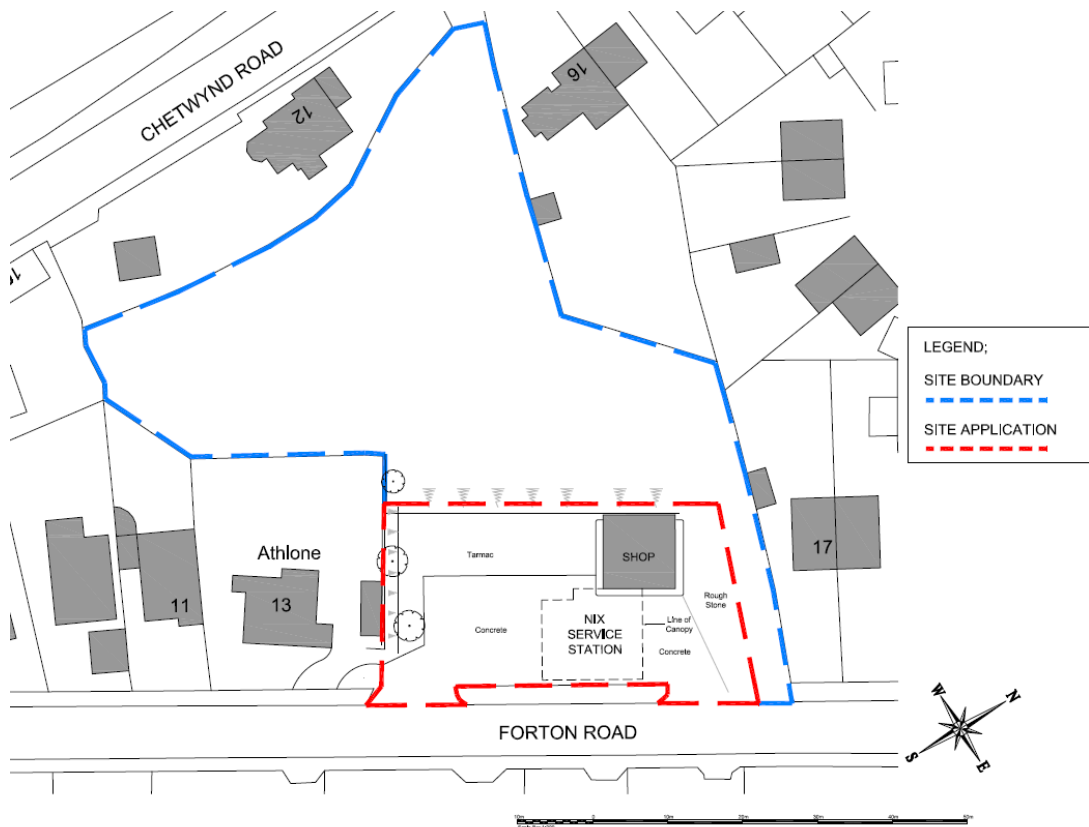
VIEWING

The site is available to inspect during normal business hours. Further drawings/details available via the sale agents. Contact Christopher Bywater on 01902 710999 or chris@firstcity.co.uk quoting reference 4803.

LOCATION PLAN



SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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