

**TO LET**

# Drive Thru Development Opportunity

## Cardiff Road, Newport



- ▶ Prominent roadside plot
- ▶ Highly trafficked arterial route
- ▶ Over 13,500 vehicle movements per day (DFT 2020)

## Location

The site is located on the outskirts of Newport City Centre in a prominent position fronting Cardiff Road (B4237) adjacent Belle Vue Park and the Royal Victoria Court development, which will see the construction of 528 new build homes. Also within close proximity is the Royal Gwent Hospital, Pill Millennium Centre and Friars Walk Shopping Centre which is approximately 5 minutes' drive away.

The B4237 provides direct access to the A48 which links to the M4 Motorway at Junction 28, connecting Newport to Cardiff approximately 14 miles to the southwest. The A48 further connects Newport to Chepstow, approximately 18 miles to the east via Junction 24 of the M4.

The site benefits from good public transport links to include a bus stop directly outside the site which operates a regular service. Newport Train Station is approximately 1.5 miles to the south.



Plans are for identification only. Not drawn to scale



## Description

A proposed drive thru opportunity of up to 2,500 sq ft comprising a detached building of steel portal frame construction with a mix of stone, timber and metal cladding.

The unit will be built to shell finish to allow for occupier fit out which the developer can assist with if required.

Whilst there are 24 car parking spaces within the site it is the intention to allocate a minimum of 6 of these for EV charging.

## Use

Suitable for a variety of uses including Retail and Restaurant, subject to planning.





To A48 and M4 Jnc. 28

Belle Vue Park

Cardiff Road (B4237)

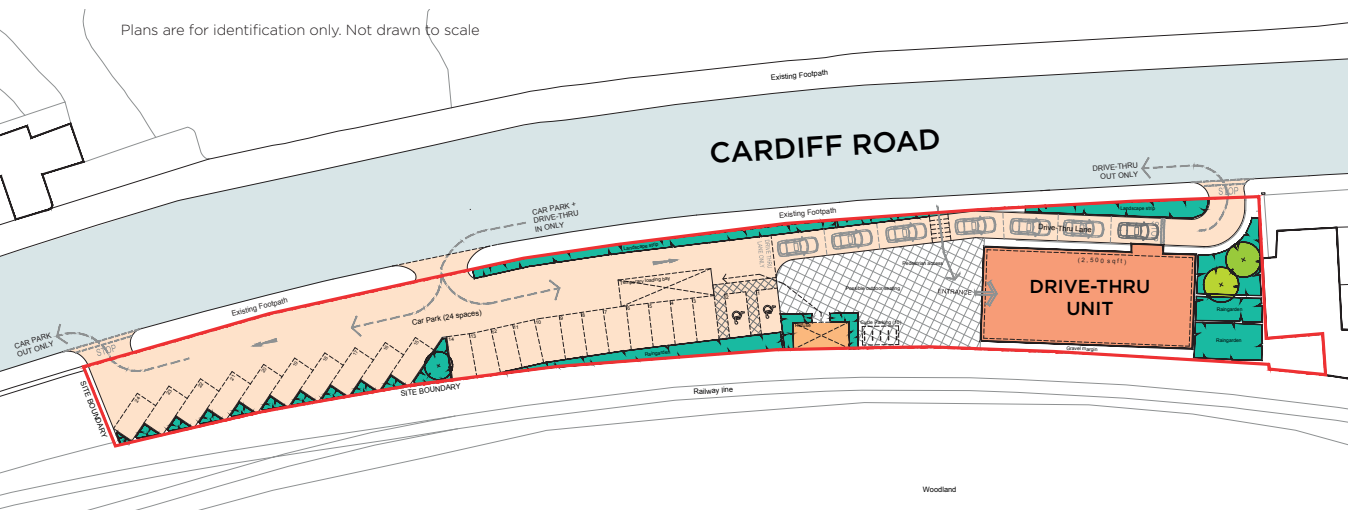
Royal Gwent Hospital

Royal Victoria Court

Plot is adjacent to Belle Vue Park and the Royal Victoria Court development, which will see the construction of

**528 new build homes**

Plans are for identification only. Not drawn to scale



## Planning

Full planning application is to be submitted for a 2,500 sq ft Drive Thru facility.

## Services

The development will benefit from electricity, gas, water and drainage. Interested parties are advised to make their own enquiries.

## Tenure

New lease for a minimum of 10 years.

## Rent

On application.

## Rateable Value

To be assessed upon completion and payable in addition to the rent.

## EPC

To be assessed upon completion.

## VAT

VAT will be payable on all costs.

## Warranties

Any contractor and professional warranties available will be assigned to the tenant upon lease completion.



**Neil Francis MRICS**

**M: +44 7766 511 983**

**E: neil.francis@knightfrank.com**

**Gareth Watts**

**M: +44 7929 673 712**

**E: gareth.watts@knightfrank.com**

**Disclaimer:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Brochure November 2022. Created by Carrick [www.carrickcreative.co.uk](http://www.carrickcreative.co.uk)