

TO LET

**RETAIL/OFFICE UNIT
139.35 SQ M (1,500 SQ FT)**



**1A LAKESIDE DRIVE
CELTIC SPRINGS
NEWPORT NP10 8BB**

BLADEN COMMERCIAL PROPERTY CONSULTANTS

10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

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LOCATION

- The property is located to the west of Newport, which itself is situated approximately 15 miles to the east of Cardiff and approximately 30 miles to the west of Bristol. Celtic Springs is situated off the A48 arterial route which is a major route through Newport. The M4 is within close proximity at Junction 28.

DESCRIPTION

- End of terrace retail/office premises.
- Deceptively large floor area.
- Prominent visual location on Celtic Springs.
- Suspended ceiling with LED lighting.
- Air conditioning installed.
- Suitable for a variety of uses.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Office/Sales area	139.35	1500
Kitchenette		
Toilets		

TENURE

The property is available To Let as a whole, for a term of years to be agreed.

Rent

£34,000.00 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises
Rateable Value: £25,500
Amount Payable: £13,515

Interested parties are advised to make their own enquiries with Newport City Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent.

PLANNING

The premises has planning consent for A1 (Retail) and D1 (Non Residential Institution) use under the Town & Country Planning (Use Classes) Order 1987. It may be possible that alternative uses may be possible subject to planning.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property as an EPC Rating of 91-D.

PHOTOGRAPHS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
January 2023