

# NEWPORT — Kingsway Shopping Centre



## Key Highlights

- Previously fitted basement space with DDA pedestrian access and 24 hour vehicle servicing.
- Located in the heart of Newport city centre, 200m from the A4042 Usk Way.
- c. 35,900 sqft GIA available (can be split according to demand).
- Potential for up to c. 51,500 sqft GIA on single level (incorporating shell specification space, adjacent).
- Clear ceiling heights of c. 2.9m to c. 3.1m.
- Dual 24-hour pedestrian entrances from Commercial Street (to the west) and Emlyn Street (to the east).
- 24-hour servicing and goods in / out via Kingsway Shopping Centre basement service yard.
- Class A1 Retail space. Would suit alternative uses, subject to planning.

## SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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## Accommodation and Rent

The accommodation is situated at basement level, beneath Kingsway Shopping Centre, and is arranged as a single level floorplate.

Rent will be charged at £4.50 per sqft pa excluding Service Charge (£3.50 psf pa), insurance, Business Rates and all other occupational costs.

The premises can be leased as one, or split according to demand.

## Tenure

The premises will be made available by way of a new effectively full repairing and insuring lease on terms to be agreed.

## Rates

To be reassessed.

Under Covid assistance measures, these premises may qualify for up to 100% Business Rates Relief until 31st March 2022. Interested parties should make enquiries with the Local Authority.

## EPC

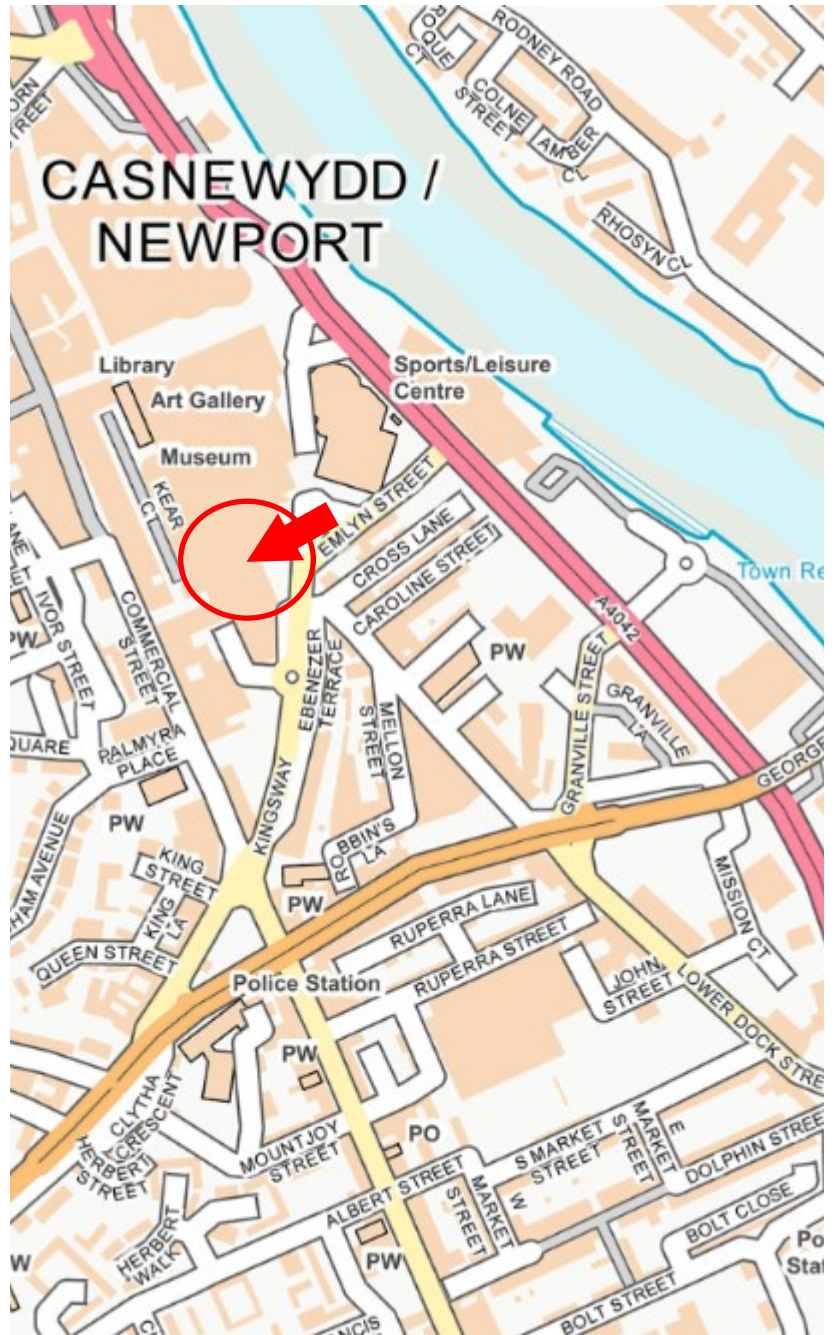
Available on request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewing & Further Information:

Please contact the leasing agent to discuss your business plan and property requirements.



## Contact

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### IMPORTANT NOTICE

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## Representative Internal Image



## Indicative Floorplan—basement level

