



## 7A Westgate Buildings

Commercial Street, Newport, NP20 1JL

### Shop to Let

**2,280 sq ft**  
(211.82 sq m)

- Prominent position on Commercial Street.
- Rear access to the unit.
- Nearby occupiers include Sports Direct, Card Factory and Barclays.

# 7A Westgate Buildings, Commercial Street, Newport, NP20 1JL

## Summary

<b>Available Size</b>	2,280 sq ft
<b>Rent</b>	£22,500 per annum
<b>Rates Payable</b>	£8,961 per annum
<b>Rateable Value</b>	£16,750
<b>Service Charge</b>	£1,179.26 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (62)

## Description

The property is a two storey building over ground and basement floors. Access is direct from Commercial Street whilst rear delivery access is provided via Stow Hill.

## Location

The property is located within a prime position on the pedestrianised Commercial Street, close to the junction of High Street and Skinner Street.

Adjacent occupiers include Poundworld, Sports Direct, Card Factory and Barclays.

## Viewings

Appointments are to be made via sole letting agents Cooke and Arkwright.

## Terms

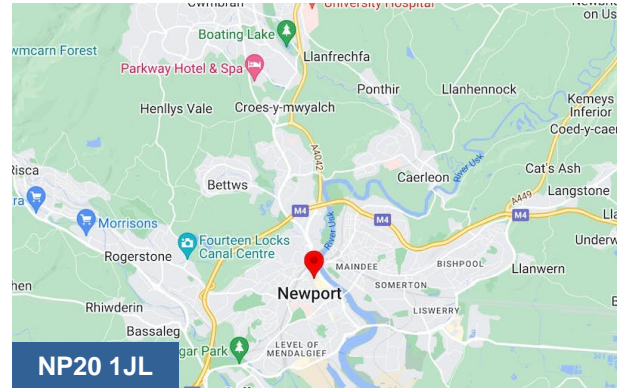
The property is available on the basis of a new lease, terms to be agreed.

## Planning

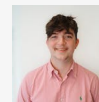
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Anti-Money Laundering (AML) Regulations

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification where necessary.



## Viewing & Further Information



**Max Wood**

02920346336

max.wood@coark.com



**Ben Davies**

02920 346 311

ben.davies@coark.com