



## 47 Upper Bar, Newport, TF10 7AP £225 Per Calendar Month

First floor office space with parking for one vehicle

The first floor office space is situated in a central area of the town and approached off the High Street.

There is a shared Cloaks/W.C. also located on the first floor.


Flexible terms are offered at a rent of £3,000 per annum, exclusive.

Outgoings: Tenants will be responsible for all normal outgoings.

EPC rating: C

Viewing: By arrangement with Tempertons 01952 812519



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.