



**Garden Room, 93A High Street,
Newport,
TF10 7AY**

£5,000 Per Annum

A charming commercial property to rent in the popular market town of Newport. Situated just set back off the High Street, opposite the Church. The shop, briefly comprises of two rooms and a WC.

Newport lies on the Shropshire and Staffordshire border approximately 6 miles north of Telford and 12 miles west of Stafford. The town enjoys easy access to Telford via the A518 and the A41 links with Junction 3 of the M54 motorway some 7 miles to the north.

Public car parking is available throughout the town, with the nearest car parks being the Council owned car parks at Water Lane and New Street.

Ground floor: 266 sqft / 24.7 sqm (Approx)

Rent: £5000 per annum

Size: 266 Square Feet (24,7 Square Metres) Approx.

Rent: £5000 per annum

Deposit: £480

Services: We understand there is mains electricity, water and drainage connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

Services and utilities usage are not included in the lease and will therefore be a tenant's expense.

Planning: Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure: Leasehold. The shop is available to lease, on terms to be agreed.

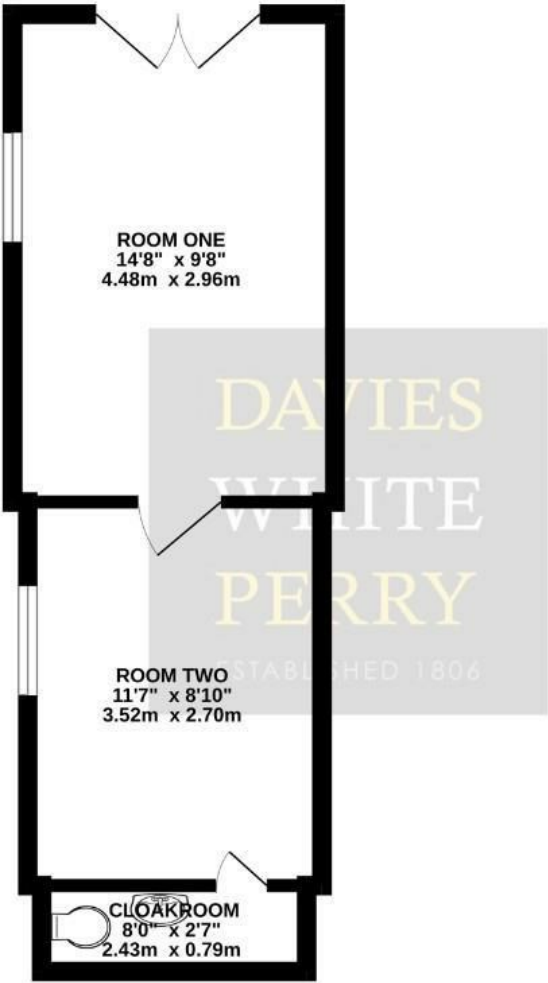
Local Authority: Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

Rateable Value: The offices may qualify for small business rates relief. However, all enquiries should be directed to the Local Rating Authority.

Legal Costs: Each party to be responsible for their own legal costs in connection with this matter.

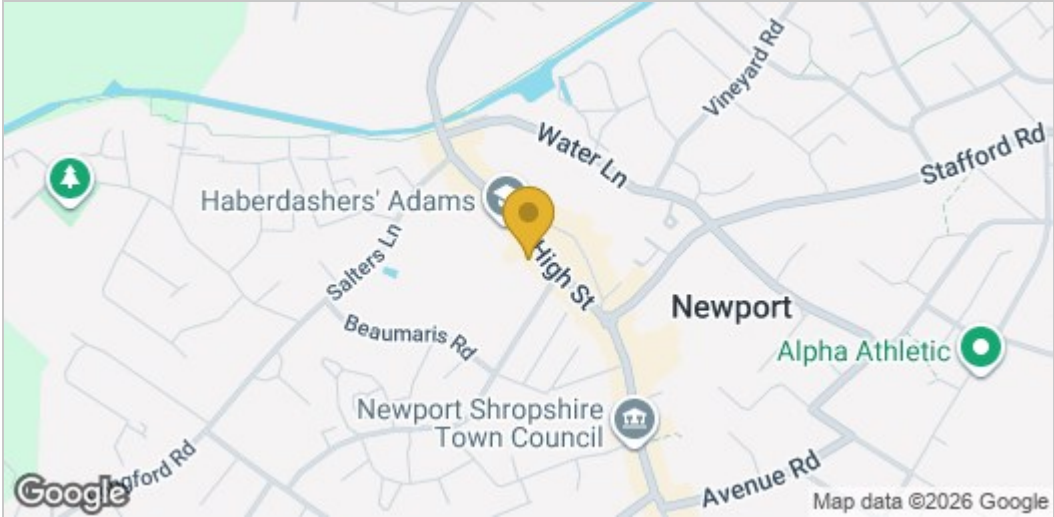
Viewing: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 266 sq.ft. (24.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.