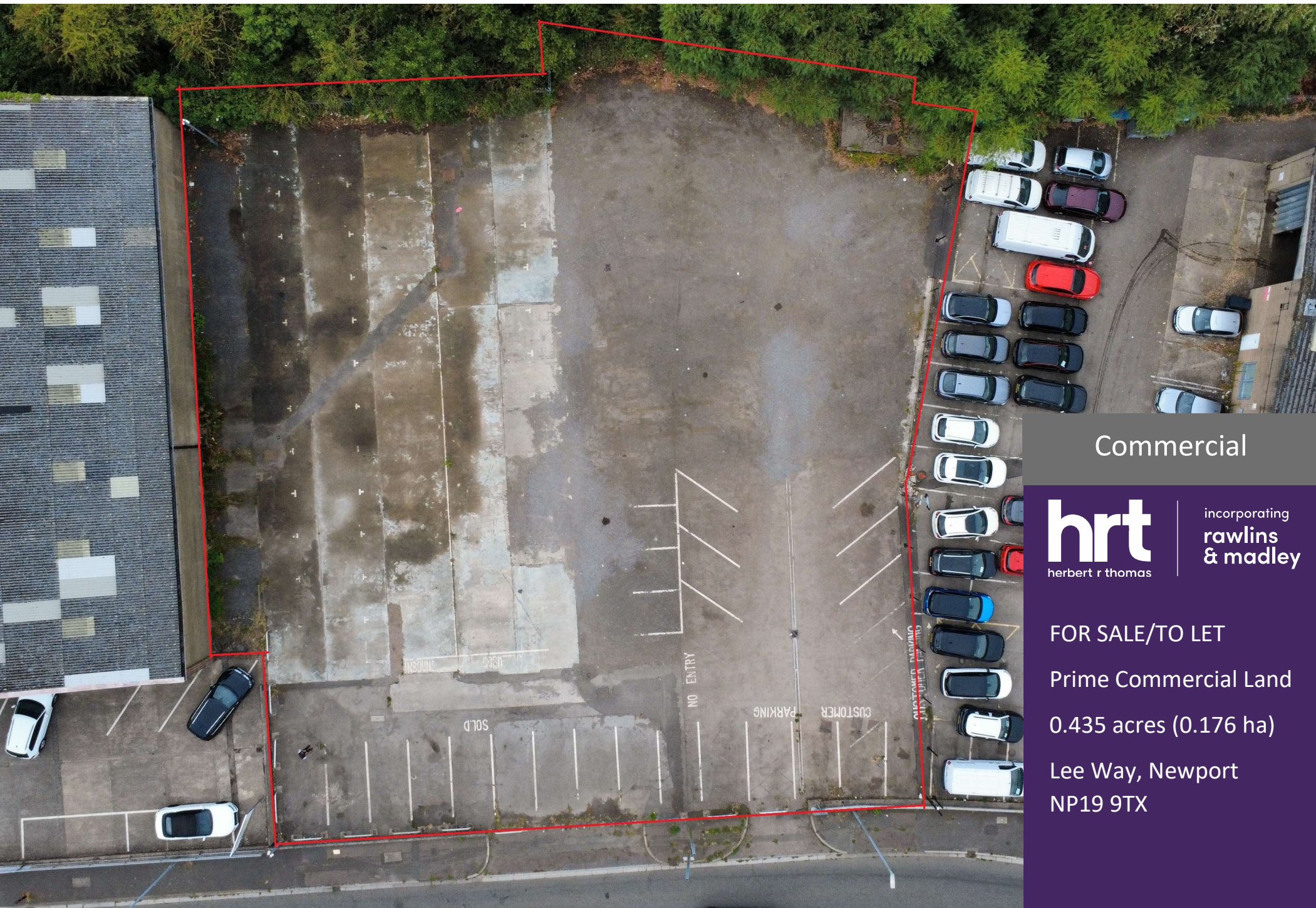




Commercial

**hrt**  
herbert r thomas

incorporating  
**rawlins  
& madley**

FOR SALE/TO LET

Prime Commercial Land

0.435 acres (0.176 ha)

Lee Way, Newport  
NP19 9TX

Prime Commercial Land  
Lee Way, Newport  
NP19 9TX

Price/Rent Upon Application



**Location**

**For Sat Nav users: Postcode NP19 4TX**

The site is situated approximately 4 miles to the southeast of the town centre, with excellent road communications situated just under 3.4 miles from Junction 24 of the M4 motorway.

The site occupies a highly prominent position on Lee Way adjacent to Newport Southern Distributor Road, offering prominent visibility and traffic exposure and near Newport Retail Park.

**Description**

The Lee Way site is an established industrial/trade-counter/retail location and comprises a rectangular compound fronting Lee Way opposite KFC and next door to Magnet Trade.

The site benefits from concrete surface and, excellent vehicle access suitable for a variety of uses in a highly visible location.

**Accommodation**

The site extends to approximately 0.176 ha (0.435 acres)

Please note all measurements are approximate and have been undertaken on a Gross External Area (GEA) basis.

**Price/Rent**

Price/Rent Upon application.

**Tenure/Terms**

A new Lease for a term of years to be agreed.

The Lease is to be 'contracted out' of the security of tenure provisions of the Landlord and Tenant Act 1954.

The Freehold is available with Vacant Possession.

**Anti-Money Laundering (AML) Regulations**

The successful lessee will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

**VAT**

All figures are quoted exclusive of VAT.

**Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

**Rateable Value**

Interested parties are advised to make their own enquiries with Newport County Borough Council in order to verify.

**EPC**

EPC Rating - N/A

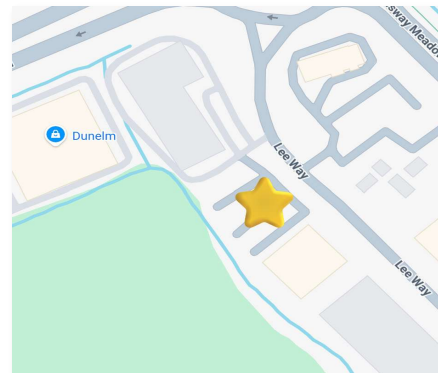
**Viewing Arrangements**

Strictly by appointment only through the sole agents.

Contact: James Mordecai

Tel: 02922 671555/07912 481408

Email: jamesmordecai@hrt.uk.com



Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

Commercial

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**hrt** Est. 1926



These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.