



Newhaus, Usk Way

Newport, NP20 2DS

TO LET

CAFE/RETAIL UNIT

Ground Floor - 1,373 ft² (127.66 m²)

- + Outdoor seating
- + Shell fit out
- + A3 use

029 2081 1581

LOCATION

Newport is situated between Cardiff and Bristol and has a resident population of approximately 137,000 people. The property is located south east of Newport's central business district just off Usk Way, one of Newport's primary arterial roads connecting the north and the south of the city.

The property is in close proximity to the River Usk and benefits from scenic views across the river. There is a public footpath that runs between the property and the river.

Notable businesses in close proximity include Sytner Newport BMW, Bannatyne Health Club, Greggs and HM Passport Office.

DESCRIPTION

The property forms part of Phase 2 of the most recent contemporary development of the Old Town Dock regeneration scheme. Located within walking distance from the city centre, Newhaus provides a retail opportunity looking over the River Usk.

The striking building comprises four floors of residential apartments with a ground floor retail unit in shell form. The retail unit benefits from three elevations of floor to ceiling glass panels allowing for plenty of natural light facing out towards the River Usk.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales 1,373 ft² | (127.66 m²)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A3 planning use. There is potential for alternative uses subject to planning consent.



RENT

£8,000 per annum exclusive.

BUSINESS RATES

The business rates are currently being assessed by the Valuation Office Agency.

Please contact Newport County Council for additional information.

VAT

The property has been elected for VAT and will be charge where applicable.

EPC

To be assessed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Nuttall Parker:-

Contact: David Williams / Leo Llewellyn
 Email: david@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
 chartered surveyors
029 2081 1581
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

July 2018

**Newhaus, Usk Way
 Newport, NP20 2DS**

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