

**TO LET**



**Car Showroom  
& Warehouse,**  
1 Spytty Road,  
Newport  
NP19 4SL

17,429 sq.ft Car Showroom  
& Warehouse located in a  
prominent trading area

 **Cooke & Arkwright**

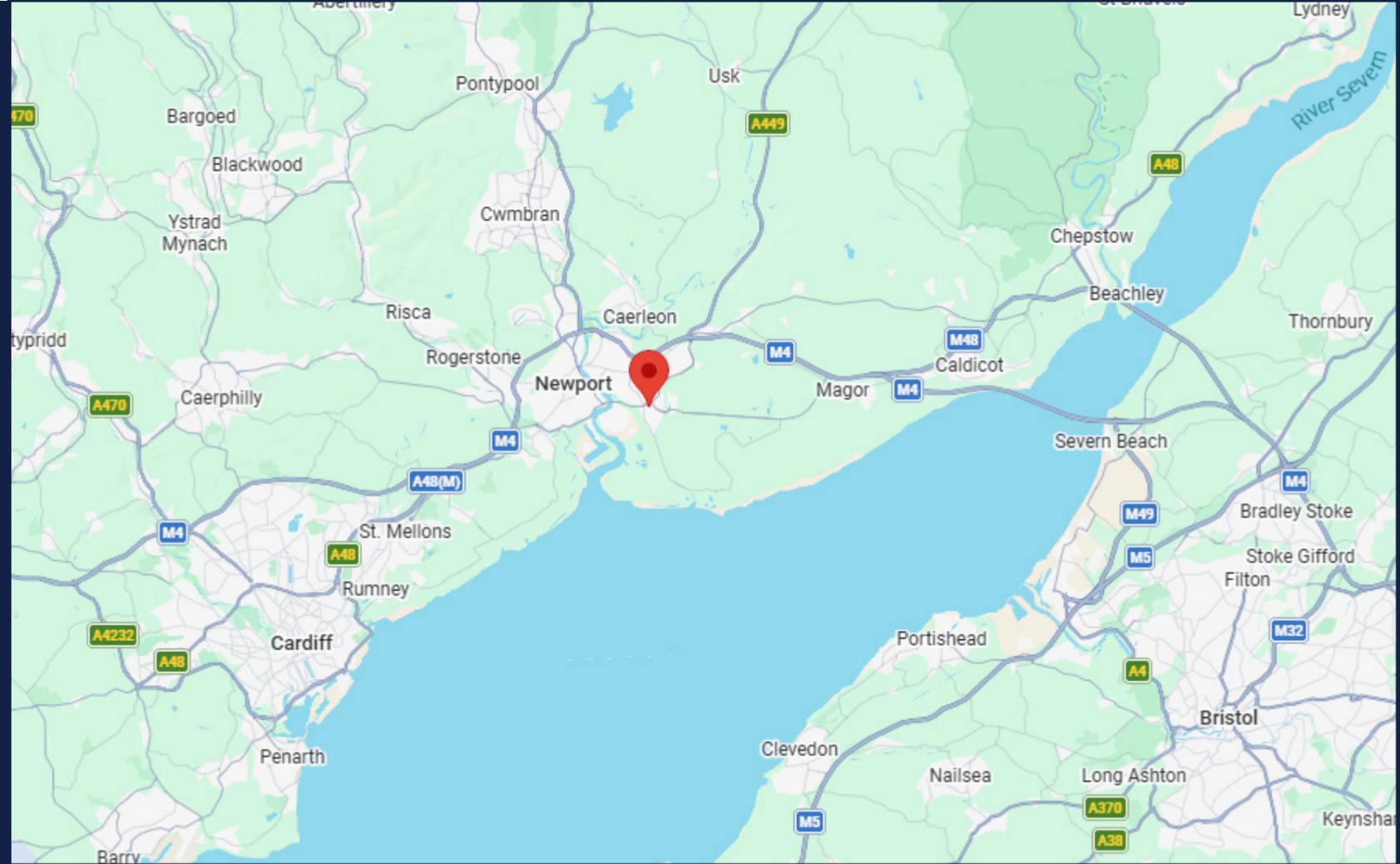
## SUMMARY

- Glazed Car Showroom with prominent roadside frontage.
- Large Forecourt and Ample Parking
- Warehouse and Workshop Space
- Office, Welfare and W/C Facilities
- Prominent Trading Location with surrounding occupiers including Magnets, Dunelm and Aldi.

## LOCATION

The site has excellent connectivity and visibility from its Spytty Road location, positioned just off the A48 with direct links to the M4 at Junction 24, supporting easy regional travel.

The dealership sits within an established commercial area, closely located to Newport Retail Park, with nearby businesses including Dunelm, KFC and Magnet Kitchens.



## DESCRIPTION

The property comprises a showroom, workshop, MOT Bay and further storage and welfare space, arranged across the site.

Access to the main showroom area is through a glazed entrance, with the workshop areas accessed through roller shutters to the side and rear.

Externally, the site benefits from a forecourt and car parking spaces.





## ACCOMMODATION

	Sq. Ft	Sq. M
Showroom	3,167	294.22
Reception	3,858	358.42
Workshop	7,258	674.29
MOT Bay	1,362	126.53
Valet	720	66.89
Car Sales Bay	420	39.02
Mezzanine	644	59.83
<b>Total</b>	<b>17,429</b>	<b>1,619.2</b>



## TERMS

The property is available via a new lease, terms to be agreed.

## QUOTING

£220,000 per annum.

## EPC

The property has a EPC rating of B (39).

## RATES

Rateable Value: £97,500  
Rates Payable: £55,380



## VAT

All figures given exclusively of VAT.

## LEGAL COSTS

All parties to be responsible for their own costs.

## ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, and in accordance with guidance produced by the Office of Financial Sanctions Implementation (OFSI), property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.

## CONTACT



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