



Car Showroom and Warehouse

1 Spytty Road, Newport, NP19 4SL

To Let: Car Showroom & Warehouse located in a prominent trading area

17,429 sq ft
(1,619.21 sq m)

- 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

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Summary

Available Size	17,429 sq ft
Rent	£220,000 per annum
Rates Payable	£3.15 per sq ft
Rateable Value	£97,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Showroom	3,167	294.22
Unit - Reception	3,858	358.42
Unit - Workshop	7,258	674.29
Unit - MOT Bay	1,362	126.53
Unit - Valet	720	66.89
Unit - Car Sales Bay	420	39.02
Mezzanine	644	59.83
Total	17,429	1,619.20

Terms

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



Viewing & Further Information



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