



Unit 9, Maesglas Retail Estate, Newport, NP20 2NS

Industrial Retail For Sale

Summary

Tenure	For Sale
Available Size	14,768 sq ft / 1,371.99 sq m
Price	£1,110,000
Rates Payable	£20,794 per annum Based on 2023 Valuation
Rateable Value	£37,000
EPC Rating	Upon enquiry

Key Points

- Retail / trade unit - suitable for alternative uses (subject to planning)
- Detached portal frame unit with front showroom and rear warehousing / loading
- Maximum eaves height 6.63 metres
- Single level roller shutter door
- Prominent roadside position with direct access from the estate road
- Minimum eaves height 5.25 metres
- Rear yard area

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Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Rare freehold opportunity within established / popular trade, retail and industrial location.

Location

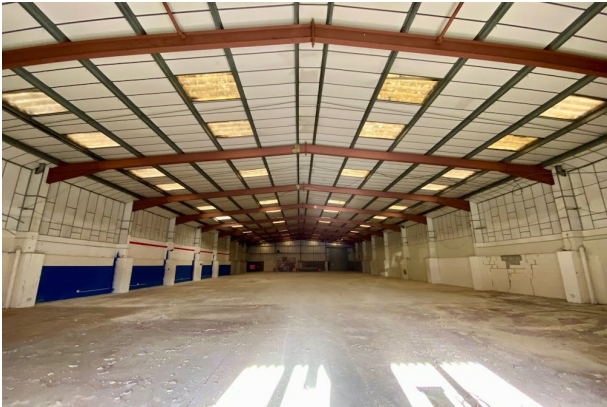
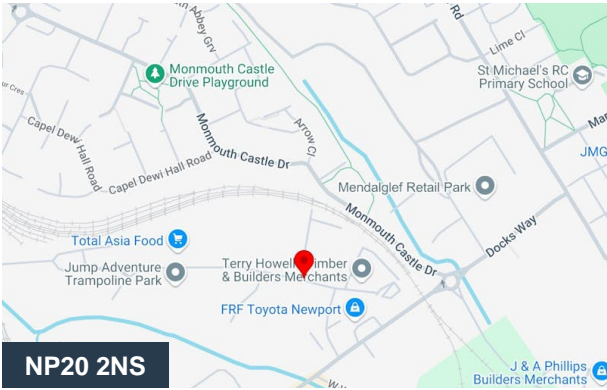
Established retail and trade location on the western side of Newport. The estate is accessed off Docks Way and in turn the A48 and the M4 Motorway at Junction 28 (less than 3 miles away). Occupiers in the immediate vicinity include Greggs, Starbucks, Buyology, FRF Toyota, and B&M Homestores.

Specification

- Detached portal frame unit with front showroom and rear warehousing / loading
- Minimum eaves height 5.25 metres
- Maximum eaves height 6.63 metres
- Rear yard area
- Single level roller shutter door to rear

Terms

Available Freehold with Vacant Possession.



Viewing & Further Information



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