



Unit 1A Celtic Park

Newport, NP10 8BB

Prominent Corner A3 Unit To Let

1,500 sq ft
(139.35 sq m)

- Fully Fitted Coffee Shop to Let
- 19 Car Park Spaces Available (with provision for more in the near future)
- A3 Use – Alternative Uses will be Considered Subject to Planning
- Available via Assignment/Sub-Lease or on the basis of a New Lease, Subject to Terms

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Summary

Available Size	1,500 sq ft
Rent	£31,000 per annum Passing Rent
Rates Payable	£14,484 per annum
Rateable Value	£25,500
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Location

The property is located to the west of Newport approx. 15 miles to the east of Cardiff and approx. 30 miles to the west of Bristol. Celtic Springs is situated off the A48 arterial route which is a major route through Newport. The M4 is within close proximity at Junction 28.

There are a number of office occupiers nearby including the new Porsche Garage opposite. Greggs and the Vanilla Pod are adjoining tenants, with the Dragonfly Pub behind the parade.

Description

The unit comprises an end of terrace A3 premises in a prominent location on the retail parade, benefitting from roadside return frontage plus double frontage to the unit. The unit has been fully fitted to meet Esquires’ exceptional fit out specification. A full list of fixtures and fittings on site can be provided. These items can be sold if required, via separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,500	139.35
Total	1,500	139.35

Terms

The unit is available to let via assignment or sub-lease of the existing lease which is on the basis of a 10 year lease from 02/02/2024 with tenant only break at the fifth year of the term on 01/02/2030. The passing rent is £31,000 pax.

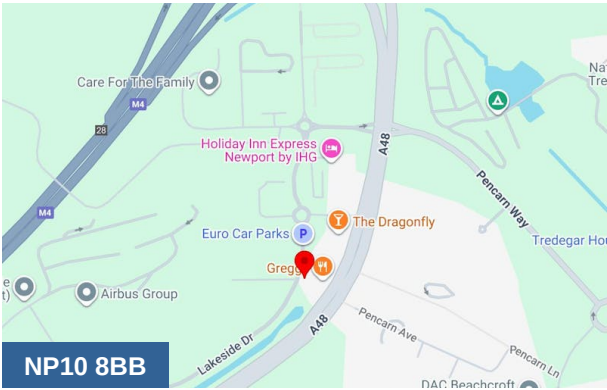
However, depending on lease terms and covenant strength, there is the ability to grant a new lease subject to landlords approval and terms.

Viewings

Viewings to be arranged via sole agents Cooke & Arkwright - Ben Davies.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



Ben Davies
02920 346 311
ben.davies@coark.com