



2 Hill Street

Newport, Gwent, NP20 1LZ

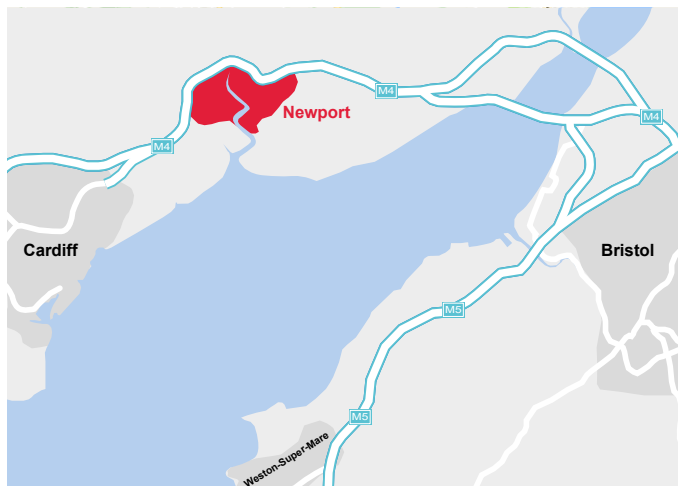
**FIRST FLOOR RETAIL PREMISES
FOR SALE / TO LET**

1,029 ft² (95.63 m²)

- + A1 planning use
- + First floor premises
- + Self contained entrance
- + Male & female WC's
- + City centre location

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Newport is the third largest city in Wales and has a resident population of approximately 215,000 people. Cardiff lies 12 miles south west and Bristol 31 miles to the east. The property is situated on Hill Street just off Newport's primary retailing thoroughfare, Commercial Street.

2 Hill Street is located above the rear of 135 Commercial Street with the self-contained entrance opposite St Davids House. Notable retailers in close proximity include Shaws Drapers, The British Red Cross and Sin City Comics.

DESCRIPTION

The property is a first floor retail premises with a self-contained ground floor entrance. The property was most recently occupied by Jazz Hairdressers and incorporates a kitchen and male and female WC's.

The property is serviced by main gas, water and electricity.

ACCOMMODATION

First Floor - 1,029 ft² (95.63 m²)

VAT

The property has not been elected for VAT.

USE

The property benefits from A1 planning use.

LEASE

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

EPC

The property has an Energy Performance Certificate in Band C.



RENT

£10,000 per annum exclusive.

PURCHASE PRICE

Price on application.

BUSINESS RATES

We are informed that the current rateable value of the property is £9,700. The preliminary 2017 rating list indicates the rateable value will rise to £13,750.

Interested parties should make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents:-

Contact: David Williams / Rhys Williams
Email: david@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

Emanuel Jones

6 Ty Nant Court
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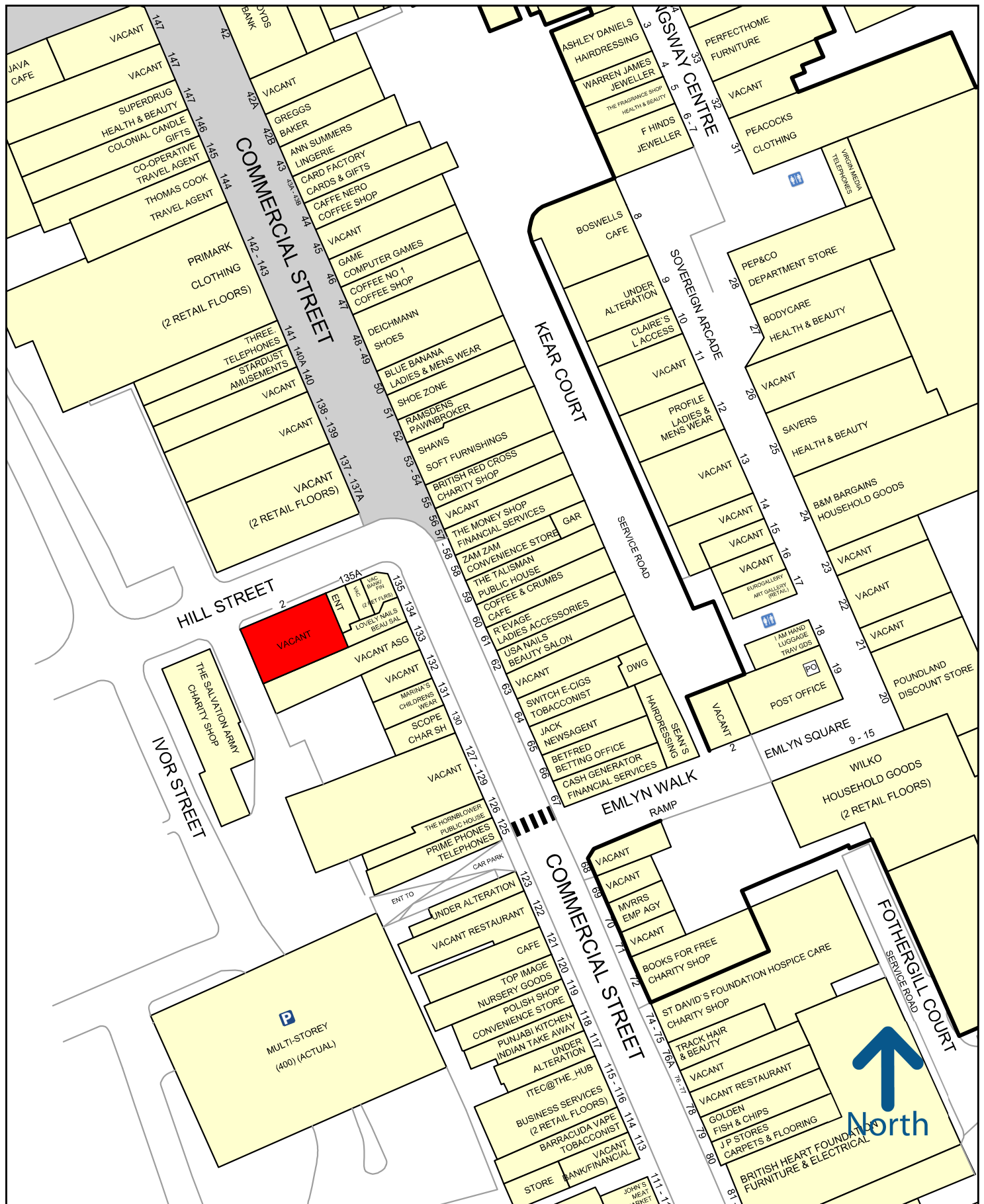
SUBJECT TO CONTRACT & AVAILABILITY



November 2016

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50 metres

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 Created By: Emanuel Jones