



134-135 Commercial Street & 1-2 Hill Street Newport, Gwent, NP20 1LY

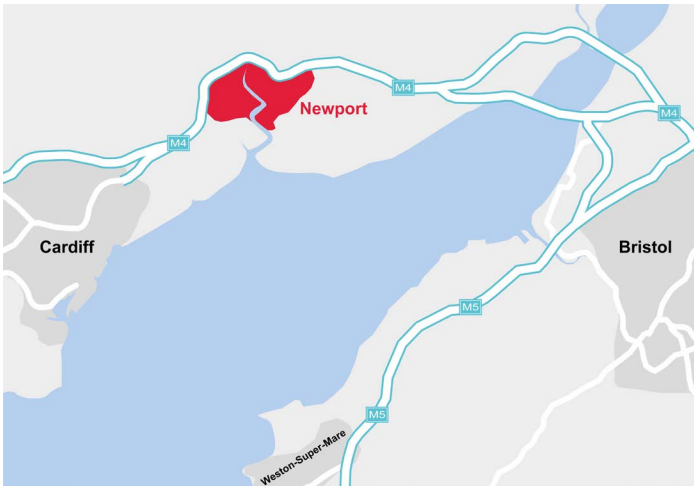
**PROMINANT COMMERCIAL RETAIL
BLOCK**

FOR SALE

- + Prominent corner position
- + A1/A2 planning consent (Potential for alternative uses subject to planning)
- + excellent development potential

029 2081 1581

www.emanuel-jones.co.uk

**PURCHASE PRICE**

Price on application.

TENURE

Freehold.

BUSINESS RATES

The rateable value of the properties are as follows;

134 Commercial Street - £11,250
 135 Commercial Street - £16,500
 1 Hill Street - £13,750
 2 Hill Street - £7,500

The current Wales UBR (17/18) is £49.9p. Interested parties should rely on their own enquiries with the Local Authority.

LOCATION

Newport has a resident population of approximately 137,000 people and is situated 32 miles and 140 miles west of Bristol and London respectively. The city of Newport has recently benefited from some positive economic news with the electrification of the London Paddington – Swansea well underway and the abolition of the Severn Bridge tolls planned for December 2018.

Commercial Street is the primary thoroughfare within the city centre where both national and local retailers are present.

The property occupies an excellent position on the corner of Commercial Street and Hill Street, close to where the pedestrianised section of the street begins. Notable occupiers in close proximity include Shaws the Drapers, the British Red Cross and most recently, Kaspas Deserts.

DESCRIPTION

The property comprises two self-contained ground floor retail units with self-contained upper floor retail/offices that benefit from two entrances on Hill Street.

134 Commercial Street is subject to an occupational lease to Lovely Nails dated 4th July 2011 for a term of 6 years at a passing rent of £16,500 per annum. We understand the tenant is currently holding over.

The available properties have excellent redevelopment potential for a range of uses including residential.

ACCOMMODATION

The property provides the following approximate areas;

134 Commercial Street (GF)	839 ft ²		(77.95 m ²)
135 Commercial Street (GF)	1,701 ft ²		(158.00 m ²)
1 Hill Street (FF & SF)	1,975 ft ²		(183.49 m ²)
2 Hill Street (FF)	1,029 ft ²		(95.63 m ²)
Total	5,544 ft²		(515.07 m²)

EPC

134 Commercial Street – Band D
 135 Commercial Street – Band C
 1 Hill Street – Band E
 2 Hill Street – Band C

USE

134 Commercial Street, 1 Hill Street and 2 Hill Street benefit from A1 planning use.

135 Commercial Street benefits from A2 planning use.

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
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SUBJECT TO CONTRACT AND AVAILABILITY



January 2018

134-135 Commercial Street & 1-2 Hill Street,
 Newport, Gwent, NP20 1LY

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