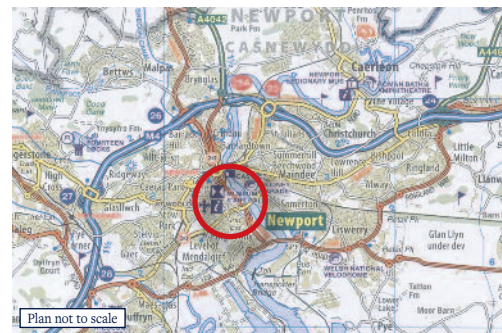
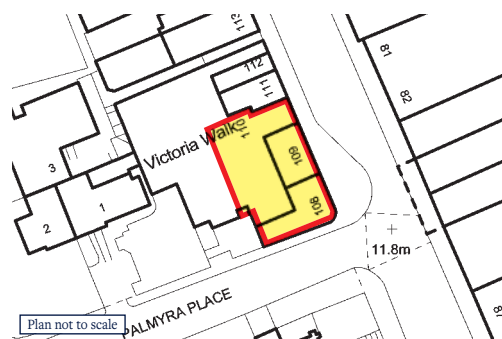


**LOT  
103**

## The Tom Toya Lewis, 108-109 Commercial Street Newport, Wales NP20 1LW



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationary Office.



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationary Office.

A well located large double fronted town centre property arranged as a public house and restaurant together with a telephone mast. **Investment let at £110,767 per annum.**

### Tenure

Freehold.

### Location

- Newport, with a population of 145,000, is the third largest city in Wales, and has been a port since medieval times. It is also the principal administrative and commercial centre for Gwent. It is located 13 miles east of Cardiff and 16 miles west of the Severn Bridge
- The property is situated in the town centre on the west side of Commercial Street, at its junction with Palmyra Place
- Shopping facilities are available locally, along with a good selection of cafés, bars and restaurants
- Recreational facilities can be found locally at Belle Vue Park
- Nearby road communications are via the A4042, whilst junctions 24-28 of the M4 are close by

 Newport

### Description

- A double fronted end of terrace property
- Arranged over basement, ground and three upper floors
- Restaurant, bar, kitchen and disabled WC on ground floor
- Ancillary accommodation on the first floor
- Remaining upper floors not accessible
- Telecomms mast in situ

### Accommodation

- Basement 1,471 sq ft
- Ground Floor 5,730 sq ft
- Ground Floor smokers patio 680 sq ft
- First Floor 3,795 sq ft
- Part First Floor rear (no access)
- Second Floor (no access)
- Third Floor (no access)

### Tenancy

The property is let for a term of 10 years to the Victoria Garry Group from 1st March 2018 at a rent of £100,000 per annum. (Experienced operators who own 12 other public houses. There is a personal guarantee.)

The telephone mast is let to Three Hutchinson at a rent of £10,767 per annum

**Total Current Rent £110,767 per annum (22% yield)**

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)