

TO LET TWO STOREY RETAIL UNIT



135/135b CAERLEON ROAD, NEWPORT, GWENT, NP19 7FW

LOCATION

The property is located in Newport, Wales' third largest city. Newport is situated approximately 12 miles north-east of Cardiff and 31 miles north-west of Bristol. The city has excellent connectivity with accessibility via a number of exists from the M4 motorway.

The property occupies a prominent position at the intersection of Caerleon Road, Constance Road, Durham Road, and Duckpool Road, benefitting from high visibility and footfall.

Caerleon Road is one of the primary throughfares connecting Newport's eastern district to the city centre and is home to several national and local retailers. Notable surrounding occupiers include Greggs, Co-op Funeralcare, Subway and a Post Office, as well as having residential accommodation in the immediate vicinity.

DESCRIPTION

The ground floor comprises retail space spanning two formerly independent units, now connected via an internal walkway with sloped access near the frontage. The first floor comprises ancillary storage, staff room and breakout space as well as a kitchen and WC.

The property benefits from a glazed frontage and a secure electric roller shutter door.

ACCOMMODATION

The property has the following approximate Net Internal Floor Areas:-

Ground Floor	1,311 sq.ft.	121.77 sq.m
First Floor	864 sq.ft.	80.27 sq.m
Total NIA	2,175 sq.ft.	202.04 sq.m

USE

We understand the property benefits from A1 planning consent. Interested parties should rely on their own inquiries with the local authority.

TERMS

The property is available on a new lease for a term of years to be agreed.

RENTAL

£22,500 per annum exclusive.

RATES

The property has a rateable value of £18,000. Using the 2025/26 UBR of 0.568, this equates to rates payable of £10,224.

Interested parties are advised to make their own inquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Via the joint agents:-

Brackenridge Hanson Tate

A: Flynn Burgess
T: 0113 244 9020
E: flynn@bht.uk.com

or

Emanuel Jones

A: Rhys Williams / Luca Piazza
E: rhys@emanuel-jones.co.uk / luca@emanuel-jones.co.uk



Subject to Contract -Jun-25

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.