

TO LET

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28 Park Place, Cardiff CF10 3BA

1,690 SQ. FT. PROMINENT ROADSIDE RETAIL UNIT ALONGSIDE HERON FOODS

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Morgan**



Unit 1, West Point, Cardiff Road, Newport NP20 3AG



Location

The property is located on the main arterial road into Newport City Centre from the M4 Motorway on the west side of Newport approximately 1 mile from the City Centre and the Royal Gwent Hospital.

The site is to the south of the Mon Bank Housing Development comprising 575 dwellings, completed by Redrow and Llanmoor Homes in 2019. Harlech Retail Park which consists of 8 units over 161,330 sq ft anchored by Tesco Extra is 0.5 miles to the east.

Description

The ground floor retail unit is located below 21 apartments and adjacent to a 3,500 sqft Heron Foods store.

There are 11 communal car parking spaces to the front of the units. The unit benefits from A1 planning consent.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit 1 = 1,690 sq.ft. | 157 sq.m.



Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £14,000 | Rates Payable = £7,028

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£20,000 per annum exclusive

Energy Performance Certificate

A19

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Rear View

CONTACT

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