



- ❑ 1,346 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting



NEWPORT ROAD (A4161)

Seagar Retail Park

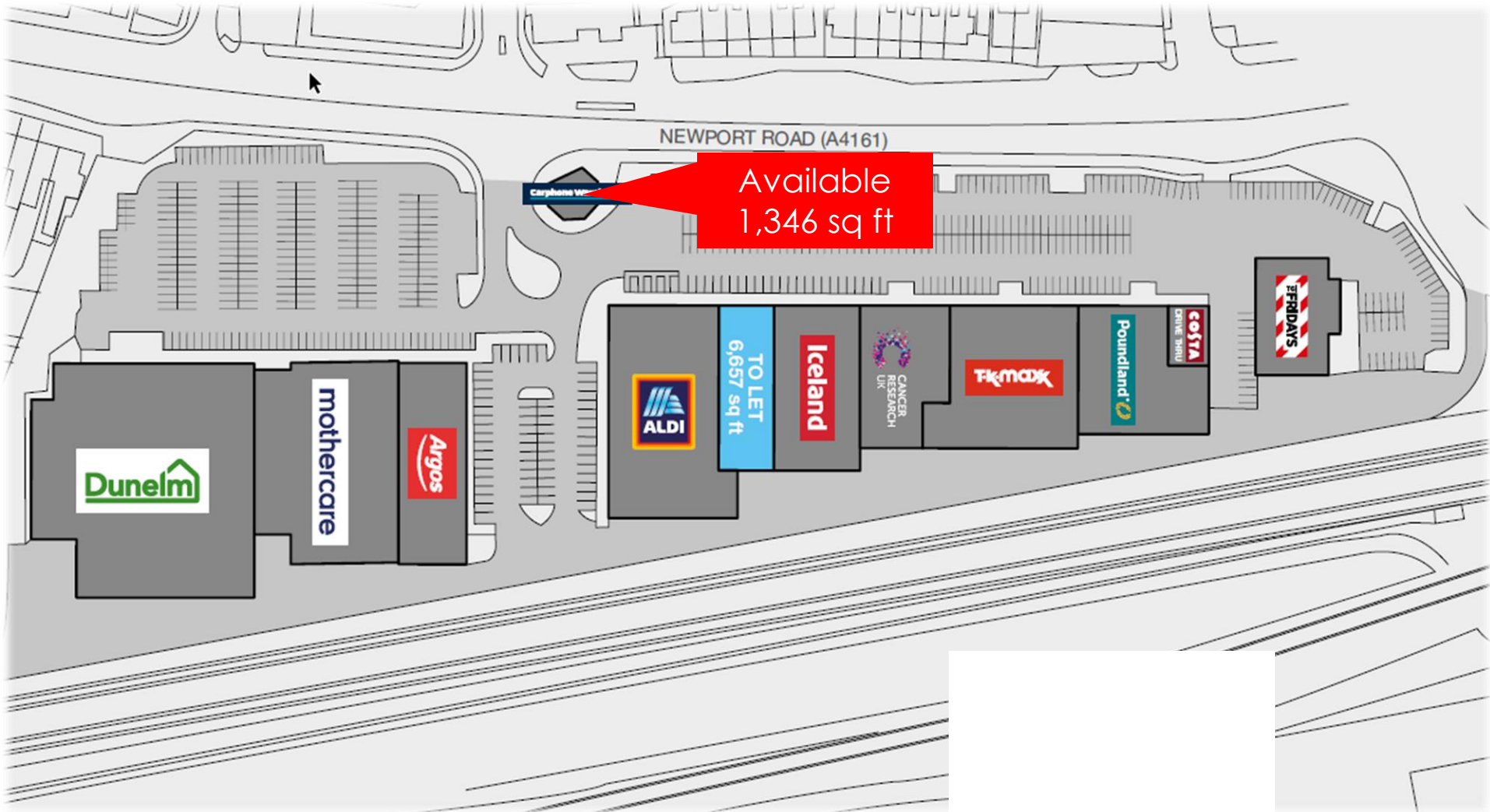
- Topps Tiles
- Dreams
- halfords
- Carphone Warehouse
- Currys PC World
- Next
- pets
- Topi carpets
- SCREENFLEX
- safology

Newport Road Retail Park

- Premier Inn
- Morrisons
- HOMEBASE
- home bargains
- M&S
- MATALAN
- McDonald's
- Frankie & Benny's
- GO
- RANGE
- KFC
- PORCELANOSA
- the gym
- safestore

City Link Retail Park

- Sainsbury's
- carpetright
- tesco KING
- bm
- ALDI
- Dunelm
- FRIDAYS
- Iceland
- Carphone Warehouse
- moltenice
- Argos
- Penndland
- Argos
- CANCER RESEARCH UK
- COSTA DRIVE THRU



Location

Approximately 1½ miles to the east of the city centre on the A4161 Newport Road.

Description

A scheme of approximately 118,600 sq ft, anchored by Dunelm, Aldi, TK Maxx, etc. The unit is a prominent standalone pod at the front of the scheme.

Size/Availability

1,346 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 13 August 2021. The current rent passing is £60,000 per annum.

Planning Consent

Open A1 non food.

Rates Payable

£24,854 per annum.

Service Charge

£739 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

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