



**To Let
1,614 sq ft**

- 1,614 sq ft retail warehouse unit
- Available by way of assignment or subletting

**AVISON
YOUNG**

Newport NP19 4QQ
Unit R1, Newport Retail Park

**Carphone
Warehouse**





Location

Situated 4 miles south east of the town centre, 6 miles from Junction 24 of the M4 motorway via the A48 dual carriageway ring road.

Description

The prime out of town shopping park in Newport, anchored by Tesco, with other occupiers including M&S, Next, Outfit, JD, New Look, River Island, etc.

Size/Availability

1,614 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 16 March 2024. The current rent passing is £77,850 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£29,719 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£2,738 per annum.

Inspections/Further Enquiries

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

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