

UPON THE INSTRUCTIONS OF



LEASE FOR SALE

UNIT SU2 FRIARS
WALK, NEWPORT
WALES



Location

A prime fashion unit within the main mall of Friars Walk Shopping Centre in Newport. Adjacent to **River Island** and **Tiger**, and close to **H&M**, **Next** and **Top Shop**.

Accommodation

The property is arranged over two levels providing the following approximate gross internal floor areas:-

Ground Floor	266.6 sq m	2,870 sq ft
First Floor	251.5 sq m	2,708 sq ft
Total	518.sq m	5,578 sq ft

(Interested parties are advised to verify these areas on site by prior appointment).

Lease

The property is held on a 10 year lease from 23 February 2016 expiring on 22 February 2026 inside the Security of Tenure Provisions (Section 24-28) of the Landlord & Tenant Act 1954, part II.

There is a tenant only break option in February 2021.

Rent

The lease rent is **£100,000 per annum exclusive**. There is a turnover provision set at 8%. Further details upon request.

Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value (18/19)	£84,500
Rates Payable (18/19)	£48,289.36

Interested parties are advised to verify these figures with the Local Rating Authority.

Service Charge

Details to be confirmed.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

An EPC has been commissioned and will be made available upon request.

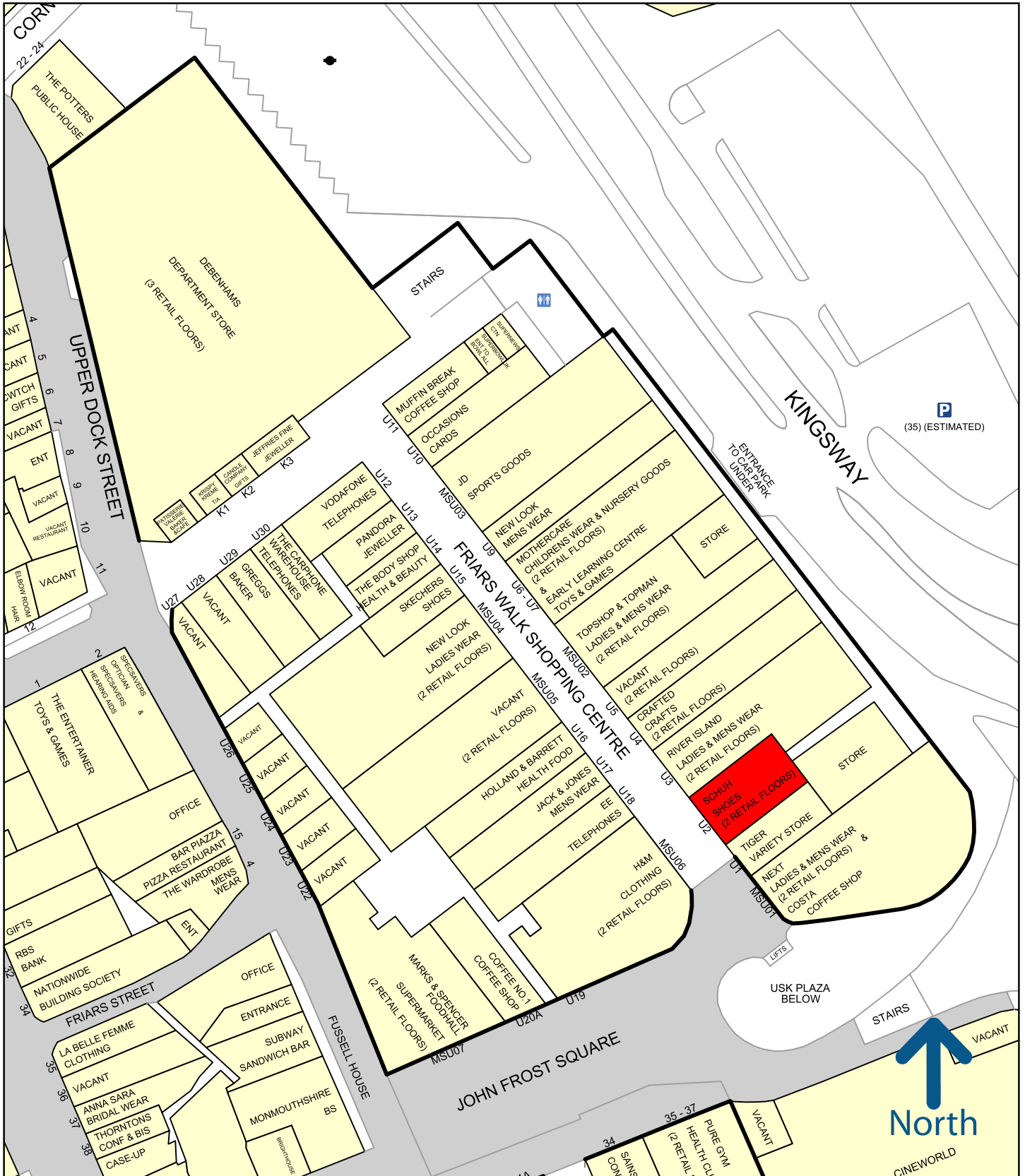
Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**:

Tim Newman
TimNewman@hdh.co.uk
020 7462 9119

James Bradstreet
JamesBradstreet@hdh.co.uk
020 7462 9130

Subject to Contract



50 metres

Experian Goad Plan Created: 19/07/2017

Created By: Harper Dennis Hobbs

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