



Tenure

Freehold.

Location

Newport, being the principal administrative commercial centre for Gwent, has a population of approximately 137,000 people and is 12 miles east of Cardiff and 15 miles west of the Severn Bridge. The city benefits from excellent communication links with access from Junctions 24-28 of the M4 Motorway as well as a direct mainline intercity rail service to London Paddington.

The property is situated in a prominent position on the pedestrianised Commercial Street.

Occupiers close by include Primark and Co-op Travel (adjacent), Holland & Barrett, Greggs, Ann Summers, Card Factory, Caffè Nero and Superdrug amongst many others.

Description

The property is arranged on ground and 3 upper floors to provide a ground floor sales with ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	8.97 m	(29' 5")
Shop Depth	26.49 m	(86' 11")

Ground Floor Sales	200.95 sq m	(2,163 sq ft)
First Floor	92.62 sq m	(997 sq ft)
Second Floor	90.79 sq m	(977 sq ft)
Third Floor	111.76 sq m	(1,203 sq ft)
Basement (not measured)		

Tenancy

The property is at present let to TCCT RETAIL LTD trading as Thomas Cook for a term of 5 years from 29th September 2014 at a current rent of £26,000 per annum. The lease is granted on a full repairing and insuring basis. There is a tenant's break clause on 29th September 2017.

Tenant Information

Website Address: www.thomascook.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Newport

144 Commercial Street Gwent NP20 1LN

- **Attractive Freehold Shop Investment**
- Shop let to TCCT Retail Ltd, trading as Thomas Cook
- Pedestrianised town centre location
- Reversion 2019
- Current Rent Reserved
£26,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

