



IMPERIAL

COMMERCIAL LETTINGS

Unit 4, Kings Chambers, 8 High Street, Newport, NP20 1FQ

OIRO 31,108 per annum

3,111 sq ft / 289.0 m2

<https://www.rentthisspace.co.uk/>

02922520108

Property type	Hospitality & Leisure, Mixed Use, Offices, Other Commercial, Retail
Availability	Available now
Rent	OIRO 31,108 per annum
Floor area	3,111 sq ft / 289.0 m2
Lease terms	New lease
Service charge	Service charge payable - amount and payment frequency to be confirmed.
Use class	Not confirmed
VAT	No VAT
EPC	Commissioned
Parking	Parking by arrangement
Reference	prop-386

Accommodation

Area	Sq ft	m2
Ground Floor	3111	289

Property overview

Unit 4 provides approximately 3,111 sq ft (289 m²) of substantial ground-floor commercial accommodation within Kings Chambers on High Street in the heart of Newport city centre.

The accommodation is currently presented predominantly as a flexible shell, providing an opportunity for an incoming occupier to create a fit-out suited to their operational requirements. The space benefits from generous open areas, character exposed brickwork and masonry, structural columns, good natural light and a flexible internal arrangement.

Unit 4 is available either as a whole or potentially in smaller individual units, making it suitable for occupiers requiring anything from approximately 753 sq ft up to the full 3,111 sq ft.

The proposed subdivision provides approximately:

Unit 4a - 1,281 sq ft / 119 m²

Unit 4b - 958 sq ft / 89 m²

Unit 4c - 753 sq ft / 70 m²

The balance of the overall floor area comprises approximately 11 m² of shared access/circulation where the accommodation is divided.

When occupied as a single unit, Unit 4 benefits from its own entrance. If divided, access and common areas would be configured to serve the individual demises.

The existing shell provides scope for utility services and occupier fit-out to be installed as part of the final configuration. Fibre connectivity is available within Kings Chambers.

The accommodation has potential for a broad range of commercial occupiers including offices, professional services, retail, showroom, studio, leisure and hospitality-related businesses, subject to the occupier obtaining any planning, licensing or other consents required for their particular use.

An indicative café / hospitality layout has been prepared to demonstrate one possible configuration of the accommodation. This is provided for illustration only and does not represent the existing fit-out or confirmation that a particular use, layout, licence or planning consent will be available.

Key features

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- Unit 4 is available now.

Location

Kings Chambers occupies a prominent position on High Street in the heart of Newport city centre.

The property is within a short walk of Newport Railway Station, Newport Bus Station, Newport Market and Friars Walk Shopping Centre.

A wide range of cafés, restaurants, banks, retail outlets and professional businesses are located nearby, making the property an excellent base for customer-facing businesses and professional occupiers.

The building also benefits from convenient access to the A4042 and Junctions 25 & 26 of the M4 motorway.

Lease terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease on flexible terms from 5 to 25 years, with lease length, break options and rent review provisions available by negotiation.

A rent deposit equivalent to three months' rent may be required, subject to covenant strength.

The rent is exclusive of business rates, service charge, utilities and insurance.

Business rates

The current Rateable Value is to be confirmed.

Interested parties should make their own enquiries with the Valuation Office Agency and Newport City Council regarding the current assessment and the availability of any Small Business Rates Relief or other relief that may apply.

Service charge

A service charge will be payable towards the maintenance, management and operation of Kings Chambers, including the communal areas and shared building services.

The current service charge budget and payment arrangements are to be confirmed.

VAT

The property is not elected for VAT.

No VAT is payable on the rent.

Legal costs

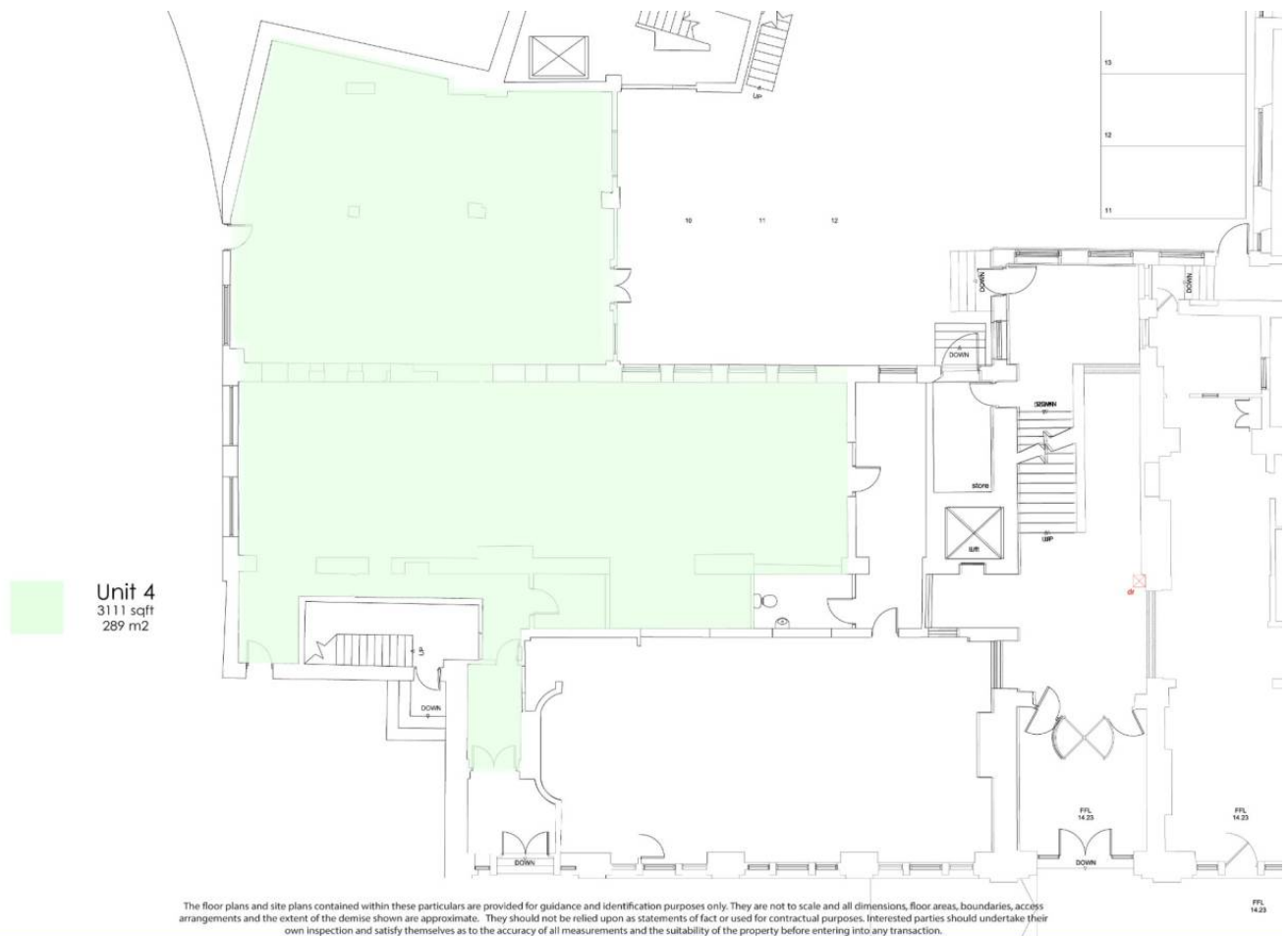
Each party will be responsible for its own legal and professional costs incurred in the transaction.

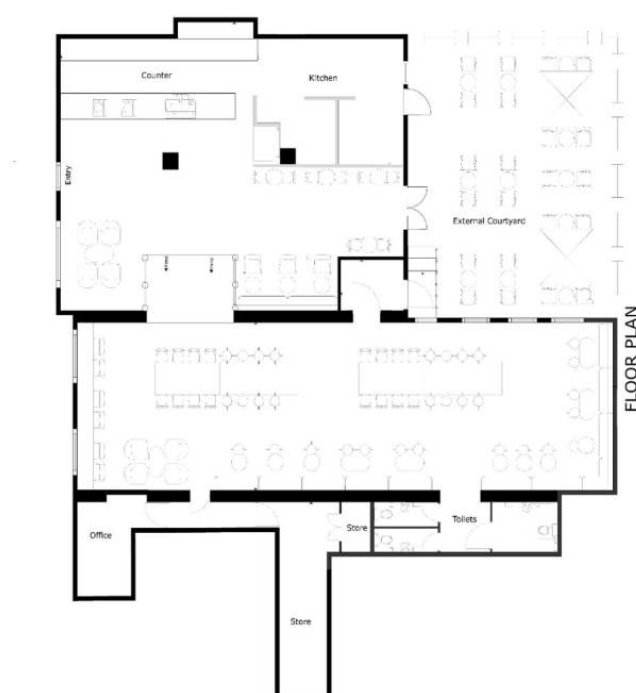
Viewing arrangements

Strictly by prior appointment through Imperial Commercial Lettings.

Telephone: 02922 520108

Website: rentthisspace.co.uk





The floor plans and site plans contained within these particulars are provided for guidance and identification purposes only. They are not to scale and all dimensions, floor areas, boundaries, access arrangements and the extent of the demise shown are approximate. They should not be relied upon as statements of fact or used for contractual purposes. Interested parties should undertake their own inspection and satisfy themselves as to the accuracy of all measurements and the suitability of the property before entering into any transaction.

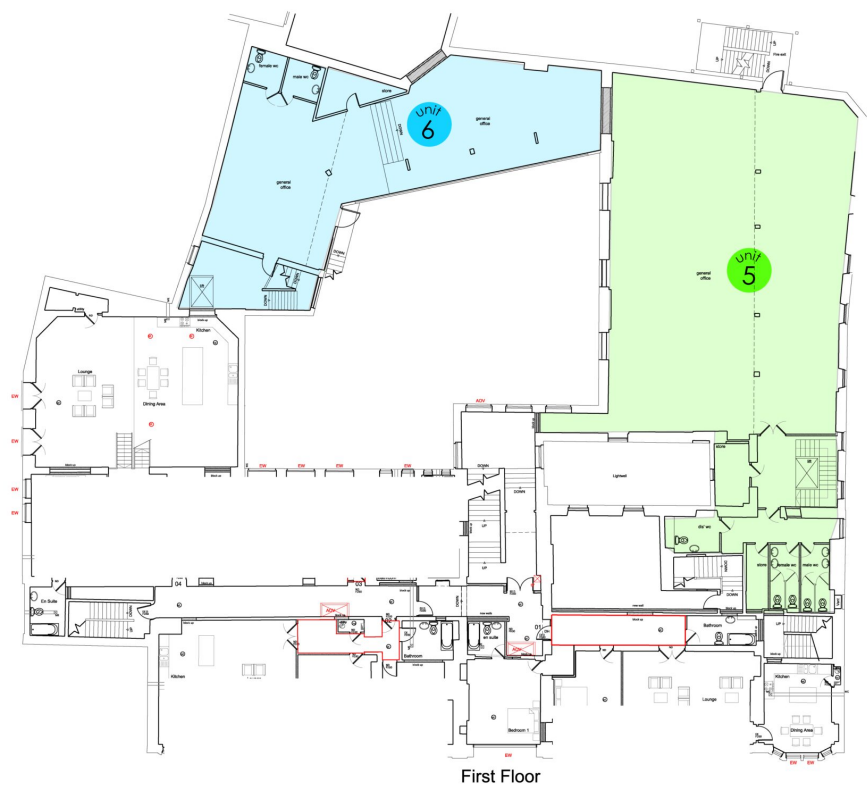
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MOCK UP Unit 4 Kings Chambers, 8 High Street
Indicative café concept – for illustration only

unit4-cafe-concept



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Unit	M2	Sqft
1	289	3111
1a	133	1432
1b	58	624
1c	45	484
2	165	1776
3	109	1173
4	289	3111
4a	119	1281
4b	89	958
4c	70	753
5	365	3929
6	202	2174

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Site Plan Kings Chambers, 8 High Street
First Floor

Full Scale Site Plan-05