

TO LET



Unit 21, Bettws Shopping Centre, Newport, NP20 7TN

- Ground floor retail unit.
- Established retail centre.
- Approximately 62.67 sq. m (675 sq. ft).

£6,000 per annum

www.nplinnells.co.uk

LOCATION

The property is situated within Bettws Shopping Centre, an established retail centre on the Bettws Estate approximately 3.2 kilometres (2 miles) to the north of Newport City Centre.

DESCRIPTION

A ground floor retail unit comprising an open-plan sales area with a single WC.

ACCOMMODATION

The property comprises the following approximate Net Internal Floor Areas:

TOTAL	62.67 SQ. M	675 SQ. FT
--------------	--------------------	-------------------

TENURE

The property is available on a new lease for a term to be agreed but to incorporate Landlord's break options.

PRICE

£6,000 per annum.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

LOCAL AUTHORITY

Newport City Council. www.newport.gov.uk

RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
21 Bettws Shopping Centre	£3,600

Small business rates relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.



LEGAL COSTS

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

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

Mark Steven

E: mark.steven@nplinnells.co.uk

Matt Tyler

E: matt.tyler@nplinnells.co.uk



www.nplinnells.co.uk

NP Linnells Property Consultants
Gold Tops House, Pentonville
Newport NP20 5HB



NP Linnells
PROPERTY CONSULTANTS

01633 212266

Misrepresentation act 1967

NP Linnells for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; 2. NP Linnells cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. no employee of NP Linnells has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; 4. rents quoted in these particulars may be subject to VAT in addition; 5. NP Linnells will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and 6. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.