

NEWPORT

Stiles Avenue, NP19 4TX Wales

MOTORPOINT

cineworld

NEWPORT LEISURE PARK

INNOFLATE
GIMS
Home Bargains

Starbucks

McDonald's

M&S

RIVER ISLAND

TESCO extra

NEWPORT RETAIL PARK

Dunelm

ALDI

A48

PEUGEOT

JD

COSTA

the food WAREHOUSE

Spina

Clatons
PEACOCKS

Jollyes

NEW LOOK

NEXT

Poundland

ASDA
LIVING

M4

GLEN LYN
(4,000 NEW HOMES)

Days Rental

APPROX.
43,801
SQ FT GIA
RETAIL WAREHOUSE UNIT
**TO LET
(MAY SELL)**
ALTERNATIVE USES CONSIDERED

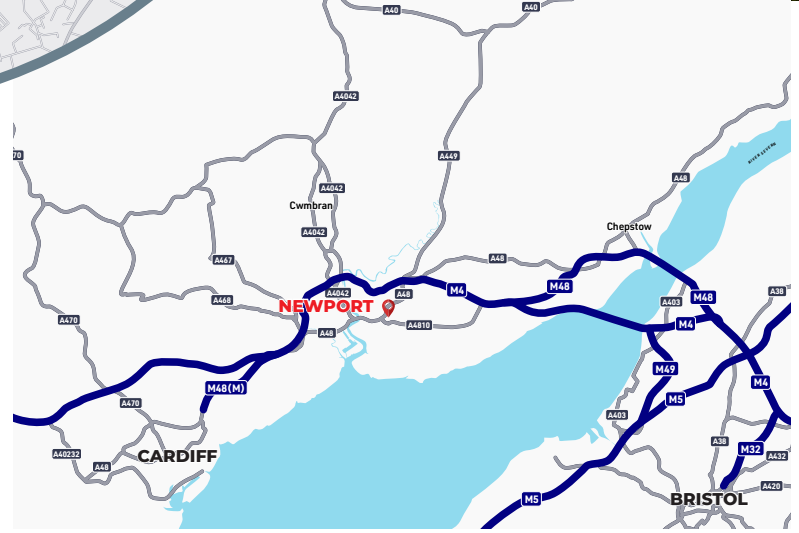
ESH Edgerley
Simpson
Howe



Location

Newport is the third largest city in Wales with a population of over 300,000 people. The city is strategically situated on the M4 Motorway with Cardiff and Swansea to the west and Bristol and London to the east.

The property is located on Seven Stiles Avenue which links to the A48 and on to Junction 24 of the M4 Motorway. The unit sits adjacent to Newport Retail Park, a prime retail and leisure destination on the eastern side of the city with nearby tenants including Tesco Extra, M&S, Boots, JD Sports, Home Bargains, Cineworld, McDonalds etc.



255,000
PEOPLE
(within 20 min drivetime)

Source: Location Analyst

4,000
NEW HOMES
forming part of the
Glan Llyn development

Source: Location Analyst

108,000
HOUSEHOLDS
(within 20 min drivetime)

Source: Location Analyst

28,919
DAILY VEHICULAR
MOVEMENTS ON A48
(DfT 2023)

Property

Solus retail warehouse unit with the following floor areas;

Floor	Sqm	Sq Ft
Ground Floor	3,729	40,136
First Floor	80	862
Mezzanine	260	2,803
Total GIA	4,069	43,801

Steel portal frame construction with lower elevations of brickwork and metal clad upper elevations.

Dedicated and secure service yard to the rear.

180 car parking spaces (1:228 sq ft).

Site Area

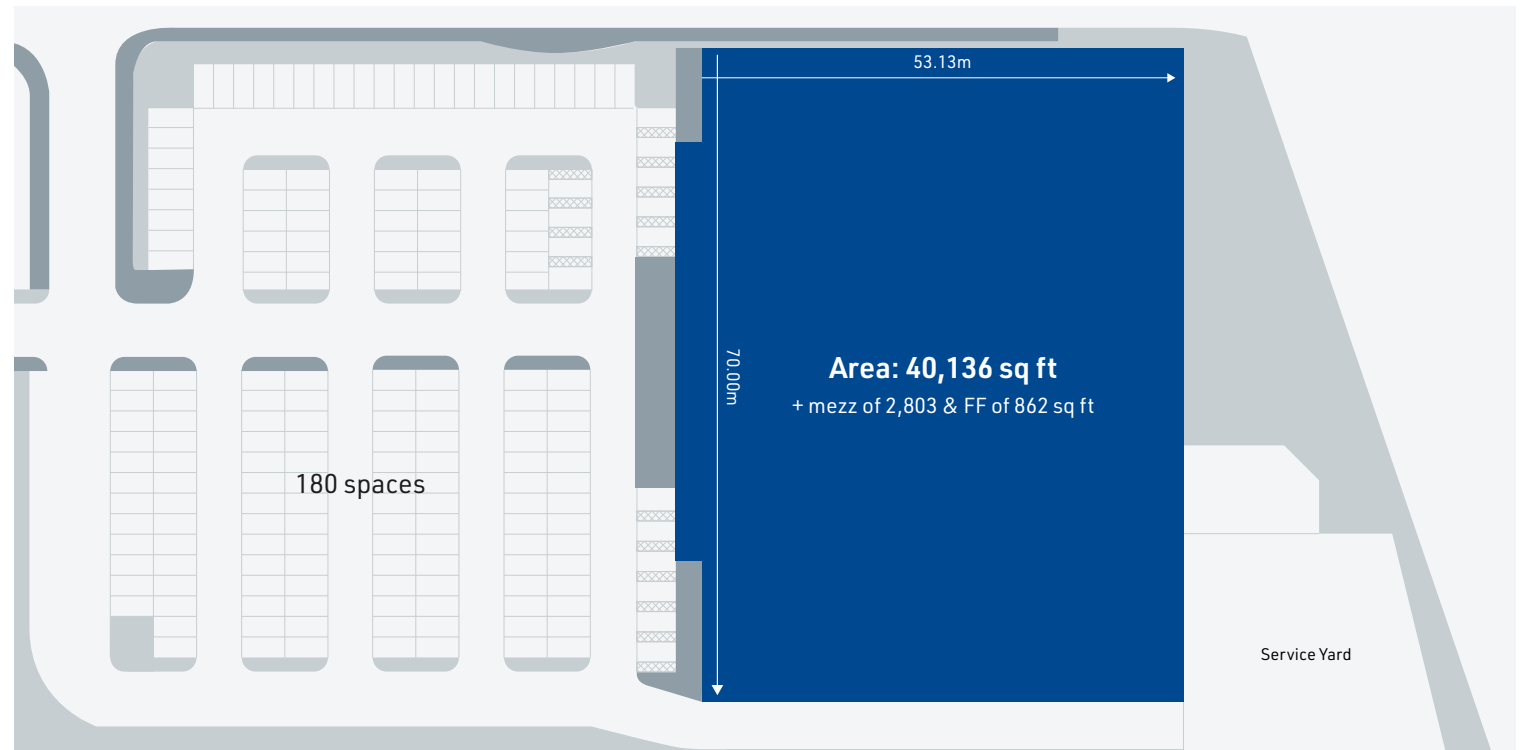
3.22 acres (1.3 hectares) .

EPC

The property has an EPC rating of D 77.

Rateable Value

£265,000 .



Planning

Originally granted on 15th September 2000 (00/0532) and the consent allows for the sale of DIY products, auto accessories, furniture, carpets, floor coverings, electrical, household goods, household furnishings, clothing and footwear (including fashion accessories).

Alternative uses will be considered subject to planning.



Contact & Viewing

The property is available for viewing via the sole agents, Edgerley Simpson Howe:



ADAM PATRICK

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GILES PICKFORD

07741 293 402

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