

Lot 5, 25 to 26 Commercial Street, Newport,

Gwent NP20 1YD

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Mixed Use Investment

- Ground floor let to Union Burger Limited t/a Burger King
- Includes office suites let to solicitors and Every Day Loans Limited
- Active Management Potential
- Residential Redevelopment Potential of Upper Parts (subject to consents)
- Prominent corner position on Commercial Street close to the 40 unit Friars Walk Shopping Centre
- 7 minutes walk to University of South Wales
- Neighbouring occupiers include Waterstones, Boots, Superdrug, Greggs, Iceland and Primark

Lot

5

Auction

16th July 2026

Rent

£69,000 per Annum Exclusive
with 1 office suite to be let

Sector

Retail, Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

12 miles south-west of Bristol, 12 miles north-east of Cardiff, 31 miles west of the M4/M48 Severn Bridge

Roads

A4042, A48, M4 (Junction 27)

Rail

Newport Railway Station (London Paddington approximately 2 hours, Cardiff Central approximately 12 minutes)

Air

Cardiff Airport, Bristol Airport

Situation

The property is situated in a prominent corner position on the east side of the pedestrianised Commercial Street at its junction with Austin Friars. Commercial Street is one of the city's principal retailing destinations. The property benefits from its close proximity to the modern Friars Walk Shopping Centre, home to occupiers including Next, H&M and Odeon Cinema. The University of South Wales is located approximately 500 metres to the south. Other nearby occupiers include Waterstones, Boots, Superdrug, Greggs, Iceland and Primark, whilst Euro Car Parks Stow Hill provides convenient public parking nearby.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property, a substantial Grade II listed building comprises basement and ground floor restaurant accommodation together and self contained office suites on each of the upper three floors.

The upper floors may be suitable for residential conversion subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas sq m | Floor Areas sq ft | Tenant | Term | Rent p.a.x. | (Reversion) |
|-------------------------------------|-------------------------|------------------|-------------------|--|---|----------------|--------------|
| Ground Basement | Restaurant Ancillary | 161.25 38.77 | 1,736 417 | UNIONBURGER LIMITED (t/a Burger King) (CRN: 01856258)(1) | 15 years from 24/09/2015 | £50,000 | (23/09/2030) |
| First | Office | 103.39 | 1,113 | EVERYDAY LOANS LIMITED (CRN: 05536115)(2) | 10 years from 06/10/2017 | £10,000 | (05/10/2027) |
| Second | Office | 81.39 | 876 | DEVONALD GRIFFITHS JOHN LIMITED (t/a DGJ Solicitors)(CRN: 05558546)(3) | 3 years from 30/05/2019 (Holding over) | £9,000 | |
| Third | Office | 89.70 | 966 | VACANT POSSESSION | - | - | - |
| Total Approximate Floor Area | | 474.72 | (5,108) | | | £69,000 | |

(1) Unionburger Limited (CRN: 01856258) were incorporated in 1984 and are a major Burger King franchisee across South Wales. For the 53-week period ended 30 March 2025, Unionburger Limited (CRN: 01856258) reported Revenue of £21,339,290, Pre-Tax Profit of £1,073,843 and Net Assets of £2,247,024 (Strategic Report, Report of the Director and Financial Statements as published on Companies House: 18/06/2026).

(2) Everyday Loans Limited (CRN 05536115) was incorporated in August 2005 and currently operate from 59 unit nationwide (www.evlo.co.uk).

(3) Devonald Griffiths John Limited (CRN 05558546) were incorporated in 2005 and operate from 5 locations across South Wales (www.dgjsolicitors.co.uk).

The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

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Contacts

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