

## 7-8 Commercial Street Newport, Gwent NP20 1HE

### Freehold Retail Investment

- Prominent pedestrianised location in the heart of the city centre
- Nearby occupiers include H&M, WH Smith, River Island, Topshop and New Look
- Close to Friars Walk Shopping Centre housing retailers including Marks & Spencer, Debenhams, Next and restaurants including Wagamama, TGI Friday and Prezzo
- No empty rates (Grade II Listed)
- Of interest to investors and owner occupiers

lot 94

Rent  
£20,700 per  
annum  
exclusive

On Behalf of  
Receivers

**CBRE**



### Location

Miles: 5 miles south-east of Cwmbran  
12 miles north-east of Cardiff  
Roads: A48, A449, A4042, M4  
Rail: Newport Railway Station  
Air: Cardiff Airport

### Situation

The property is located on the eastern side of the pedestrianised section of Commercial Street, in the heart of the city centre. The property is adjacent to Sports Direct with other retailers on Commercial Street including H&M, WH Smith, River Island, Topshop, New Look and Poundland. Friars Walk Shopping Centre, which opened in November 2015, is just a short walk away housing retailers including Marks & Spencer, Debenhams and Next as well as various restaurants and an eight screen multiplex cinema.

### Description

The property comprises a ground floor double fronted retail unit with additional commercial accommodation (sold off) on the first, second and third floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (3)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	251.85 sq m (2,711 sq ft)	<b>CARLEON WHOLESALE LIMITED (1)</b>	1 year licence from 18/08/2015 (2)	£19,200	(17/08/2016)
First	Office/Ancillary	407.09 sq m (4,382 sq ft)	<b>SPORTSDIRECT.COM RETAIL LIMITED</b>	99 years from 25/12/1953	£1,500	(24/12/2052)
Second	Office/Ancillary	411.55 sq m (4,430 sq ft)				
Third	Office/Ancillary	-				
<b>Totals</b>		<b>1,070.49 sq m (11,523 sq ft)</b>			<b>£20,700</b>	

(1) The tenant has made an application to assign the licence to NT Wholesale Limited.

(2) The Licensor and the Licensee may terminate this licence at any time on providing no less than four weeks' prior written notice.

(3) The auctioneers have not yet been able to gain access to the premises. The areas have been sourced from a report supplied by the seller and no warranty can be given for their accuracy.

### For further details please contact:

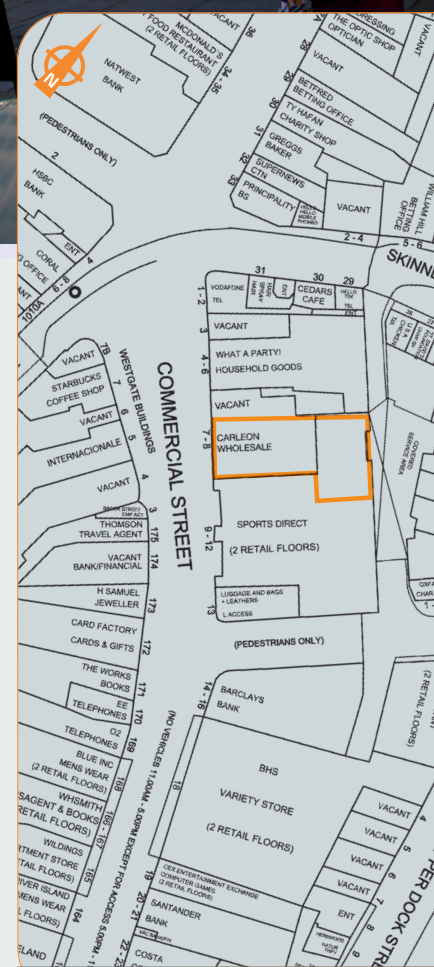
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds, LS12 2HL.  
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