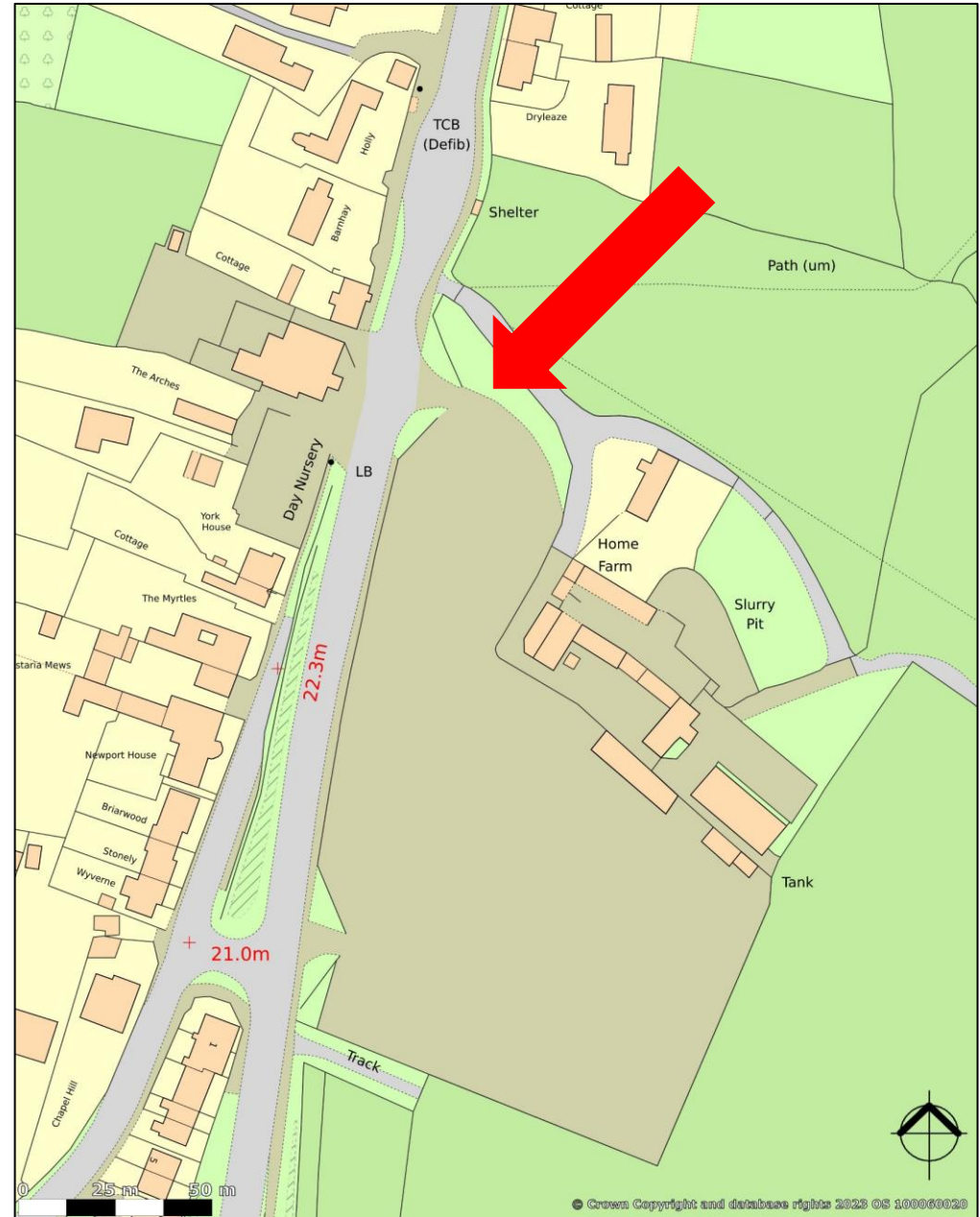


RETAIL UNITS TO LET

Newport, Nr Berkeley Gloucestershire, GL13 9PX

Ground Floor Retail Space
From Approximately
598 sq ft (55.57 sq m) to 1,196 sq ft (111.14 sq m)

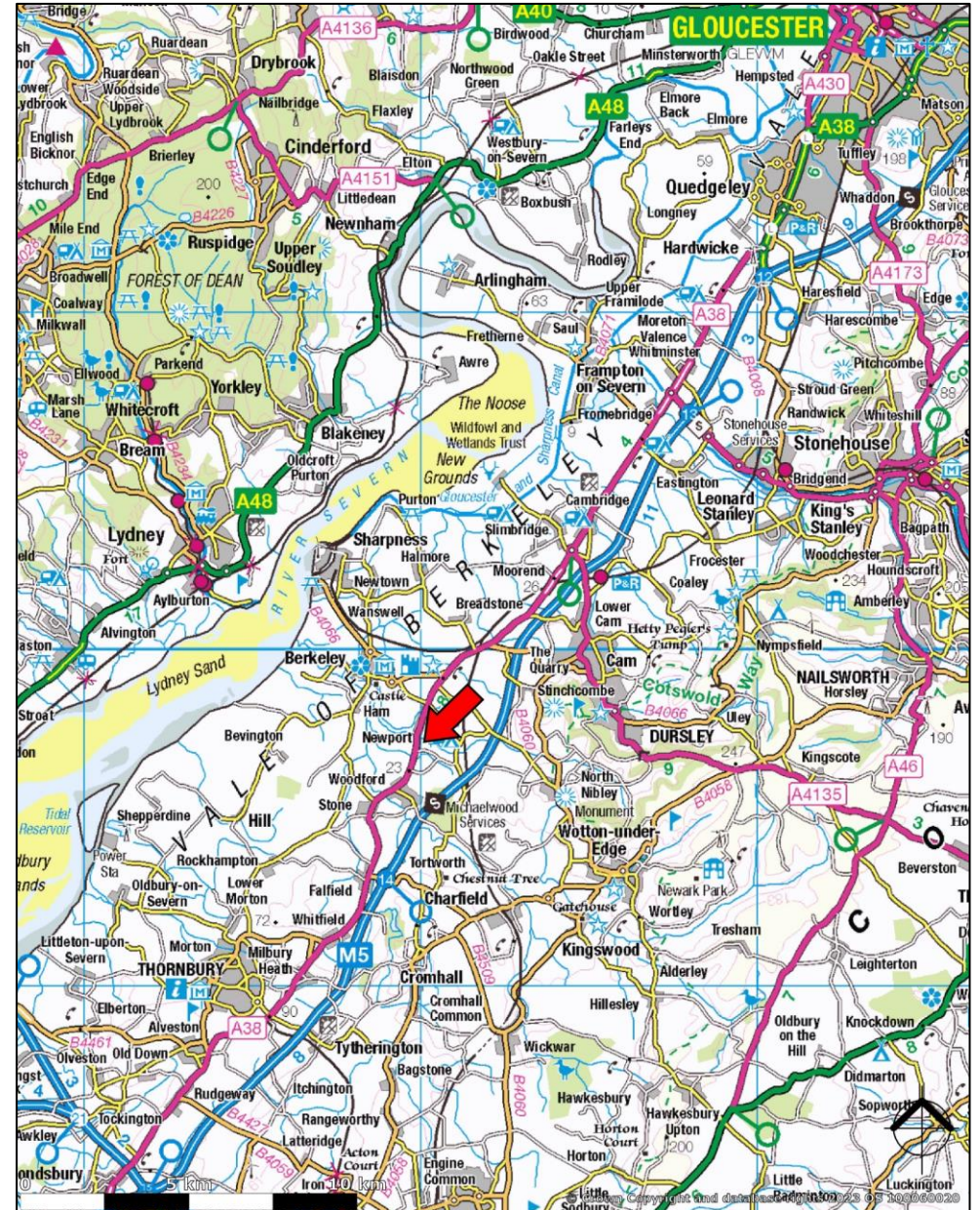
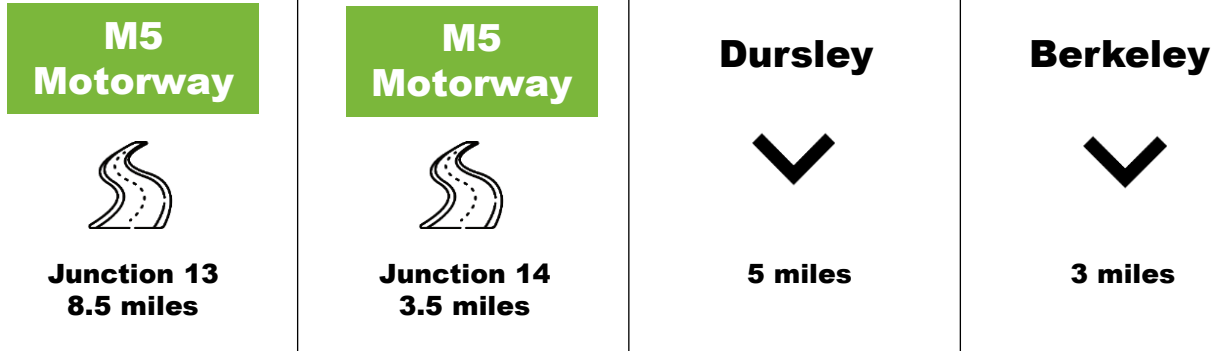
- To be constructed
- New build development
- New leases available
- Prominent to A38



Location

The village of Newport is located in the Severn Vale and is accessed by the A38 trunk road. Dursley is approximately 5 miles east and Junction 13 of the M5 Motorway approximately 8.5 miles north and Junction 14 approximately 3.5 miles south.

The property forms part of a new build residential development called Copper Beech View and sits at the northern entrance into the scheme alongside the A38.



Accommodation

Description

The retail space occupies the ground floor area with residential apartments above.

Two retail units are to be provided with separate entrances and capped services available separately or combined.

Lease

Available to let for a period of years, on effectively new full repairing and insuring leases that are contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

£12,000 per annum, exclusive of VAT for each unit.

Business Rates

The properties will require new assessments for business units.

Accommodation

Area (Gross Internal Area)	Sq ft	Sq m
Unit 1	598	55.57
Unit 2	598	55.57
TOTAL COMBINED	1,196	111.14

Retail



High street frontage



Open plan layout



WC facilities





| EPC | Terms | Services

Energy Performance Certificate

An EPC will be available upon completion.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Services

We are advised that all main services are connected to the premises, and we confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: AJGR/LDG/N97960

Date: March 2023

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.