

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Unit 9b, Newport Leisure Park

Newport, NP19 4QR

Restaurant / Leisure – 1,500 - 4,146 sq ft approx.





# Location

The property is prominently located on Newport Leisure Park, three miles east of the town centre, adjoining Newport Retail Park where occupiers include Tesco, Next, Peacocks, Boots, Asda Living, Marks & Spencer and New Look. Adjacent occupiers on the Leisure Park include a Starbucks Drive Thru, a McDonald's Drive Thru, Harvester, Burger King, JD Gym, Home Bargains and Cineworld.

The Property is close to Junctions 24 and 23A of the M4 motorway via the A48 Southern Distributor Road and A4810. In the immediate area there are also a number of car showrooms, which include a Citroen, Kia, Peugeot and Hyundai dealerships.

To the east of the subject property there is the major regeneration development site known as Glan Llyn, a 600 acre site being redeveloped into a £1 billion urban community. The scheme includes 4,000 new homes, a new district centre, together with retail and leisure facilities and schools.

**M4**



**2.7 miles**

**City Centre**



**2 miles**

**Railway Station**

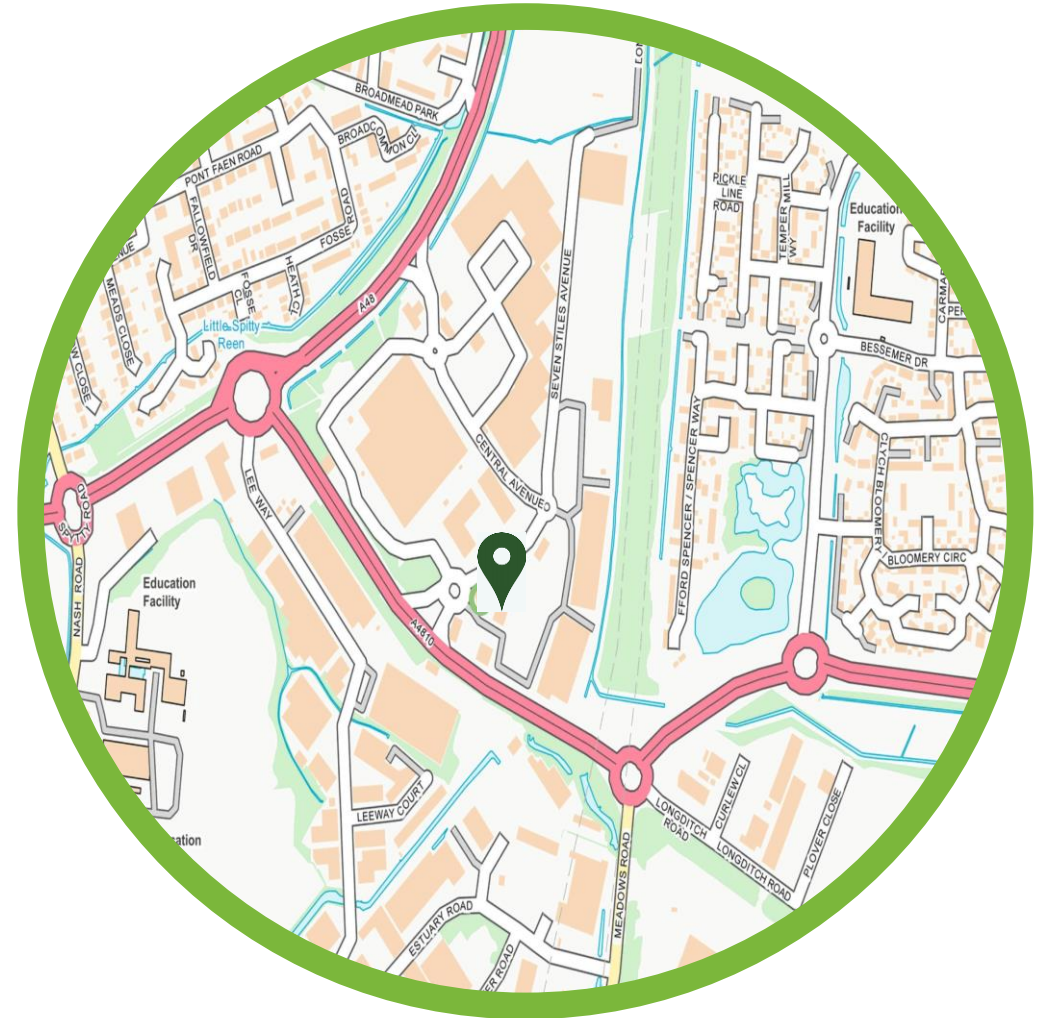


**2.8 miles**

**Severn Bridge**



**10 miles**



Promap Licence Number:  
100022432

**Promap**  
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# Accommodation

## Description

The property is a semi-detached brick clad single storey building of steel framed construction under a flat roof with false roof pitches concealing air handling plant. The external elevations are brick incorporating glazed panels.

Internally, the layout contains an open plan restaurant, reception/bar, toilets and kitchen with direct access to an enclosed yard to the rear for delivery, storage and refuse. The restaurant finishes include laminate flooring, glazed walls, modern suspended ceiling with inset lights and suspended lighting.

The unit has the capability to be split from 1,500 sq ft.

## Parking

There is ample parking adjacent to the building as well as on the Leisure Park itself.

**Leisure**



**Nearby Population**



**Onsite parking**



## Services

We are advised that all main services are connected to the premises. 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.

The Estate Service Charge is approximately £3,878 per annum.

Area	Sq ft	Sq m
Unit 6	4,146	385.18
<b>TOTAL</b>	<b>4,146</b>	<b>385.18</b>



# Planning | Rates | EPC | Terms

## Planning

In the adopted Newport Local Development Plan (2011-2026) the Property is allocated as part of the Newport Retail Park. It was formerly allocated for leisure and recreation in the superseded Unitary Development Plan.

## Business Rates

Interested parties should make their own enquiries to Newport Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

The Rateable Value is £88,500 as at 1 April 2023 making rates payable £47,347.50 for 2023/24.

## Energy Performance Certificate

The Property has an EPC rating of D – 76 expiring 16 May 2028.

## Code for Leasing

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

## Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let at £65,000 per annum exclusive of VAT.

## 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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

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

# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** OY/99214

**Date:** September 2024

**Subject to Contract**



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## Important Notice

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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.



