



67 High Street, Newport, TF10 7AU

£15,000 Per Annum

The property has a central position in the Market Town of Newport, opposite HSBC Bank and close to a busy pedestrian crossing

Double fronted shop premises offers a retail sales area of 67 square meters (720 square feet) or thereabouts.

AVAILABLE FROM SEPTEMBER 2025

Retail Sales Area

33 x 17 (10.06m x 5.18m)

Having double display windows

Small Office

Staff Toilet

Cellar affording extensive storage space

Additional Information

Car parking space available to the rear, accessed from Beaumaris Road

SERVICES: We understand that mains water, electricity and drainage are connected

OUTGOING: 2025/26 Rateable Value £13,500, Rates Payable £6,736

LEASE: A 3 year Lease is offered on flexible terms at a rent of £15,000 per annum exclusive

EPC RATING: TBC

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: rental@tempertons.co.uk

REFERENCING REQUIRED

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation

or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

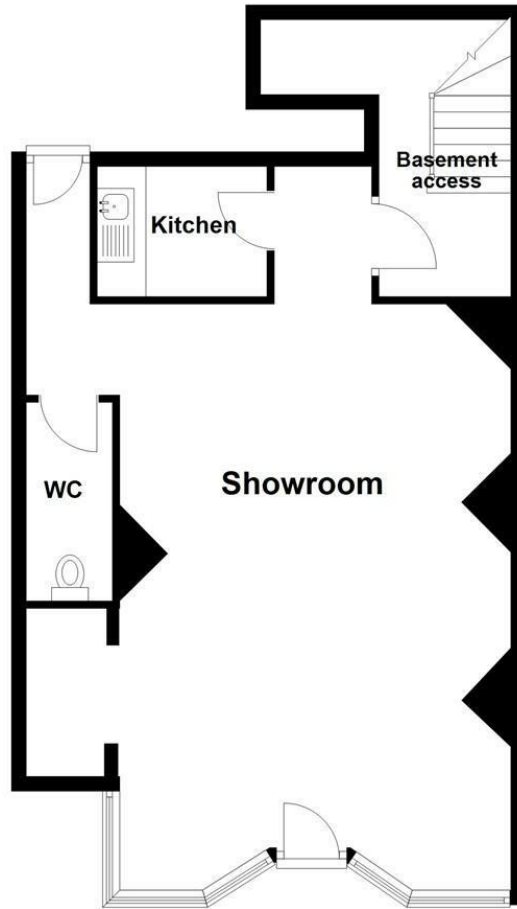
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending tenants will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per applicant. This is paid in advance and this charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

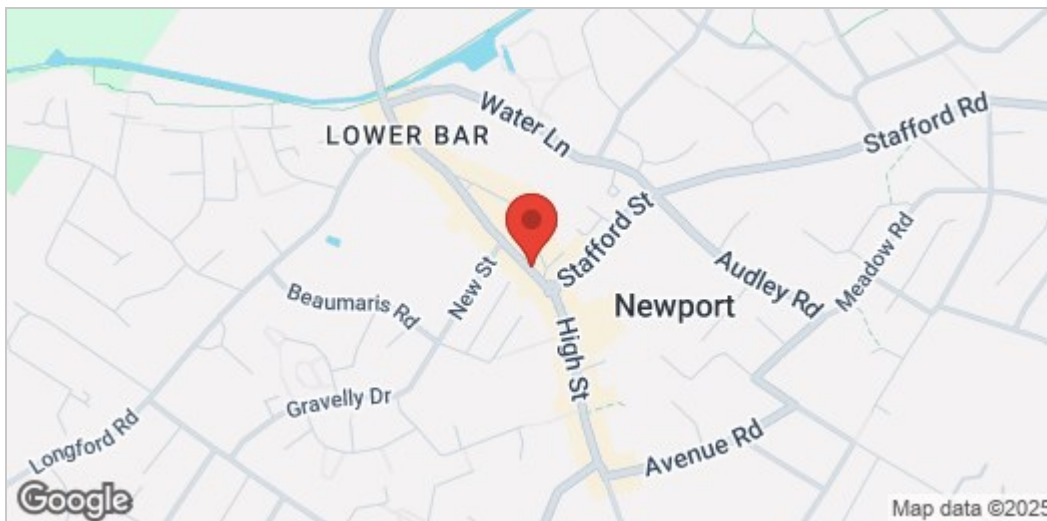
Ground Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



Total area: approx. 67.0 sq. metres (720.8 sq. feet)

This plan has been prepared for the exclusive use of xx Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.