

alder king

PROPERTY CONSULTANTS

TO LET

Unit 6, Former Pizza Hut

Newport Retail Park, Newport, NP19 4QQ

Restaurant / Leisure – 3,520 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 soon to be developed Starbucks Drive Thru, a McDonald's Drive Thru, Tiffins Restaurant, Harvester, Burger King 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



15 miles

Promap Licence Number:
100022432

Promap
LANDMARK INFORMATION GROUP

Accommodation

Description

The property is a standalone, detached purpose built restaurant 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 Pizza Hut fit-out remains, sub-divided to provide restaurant, reception, staff areas, toilets, kitchen with direct access to an enclosed yard for delivery, storage and refuse. In the restaurant the finishes include laminate flooring, glazed curtain walls, suspended ceiling with inset lights and suspended lighting.

Parking

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

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 £3,520 per annum.

Area	Sq ft	Sq m
Unit 6	3,520	327.02
TOTAL	3,520	327.02

Leisure



Nearby
Population



Onsite
parking



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.

The Rateable Value is £74,500.

Energy Performance Certificate

The EPC Rating is D (76) and the full certificate can be provided on request.

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 £75,000 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:



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AK Ref: OY/AK/96886

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Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.









