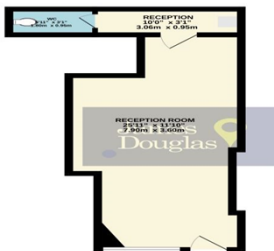




Skinner Street , Newport, NP20 1HA
£450 pcm | Available Now | 1 bedroom



GROUND FLOOR
306 sq ft, (28.2 sq m) approx.



TOTAL FLOOR AREA: 306 sq ft (28.2 sq m) approx.



- **Furnished**
- **Fantastic Location**
- **Close to City Centre**
- **Unfurnished**
- **Large Shop Front**
- **EPC Rating G**

****A1/A2 COMMERCIAL UNIT**AVAILABLE NOW**FULL REPAIR & INSURE LEASE****

James Douglas are delighted to offer this fantastic commercial property available for let. The property is on a fantastic location on Skinner Street in Newport, located to many other thriving businesses.

The property is available on a full repair & replace lease and has an A1/A2 licence in place. The unit has been stripped back and replastered, making it a blank canvas and a fantastic opportunity for a business owner to put their own stamp on it and create a space that suits their needs.

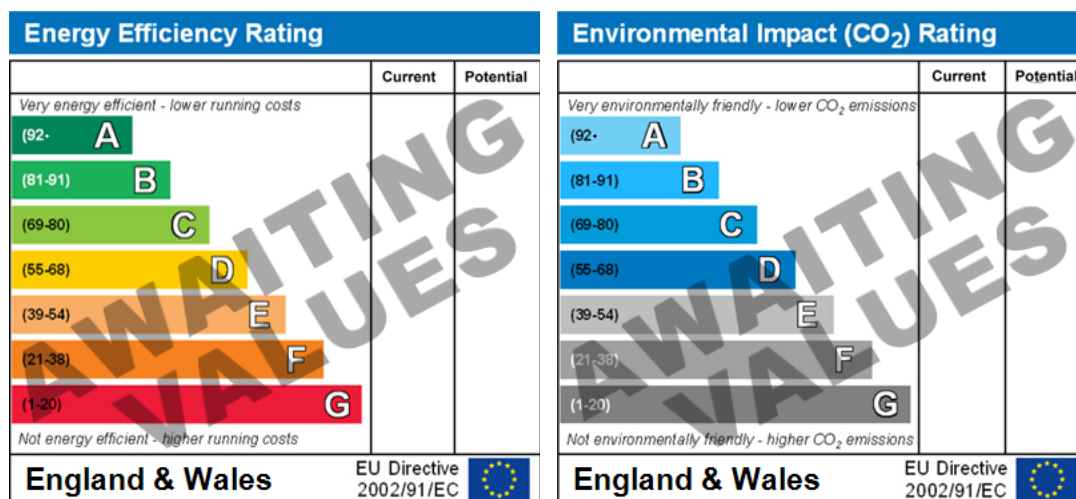
Monthly Rent: £450

Annual Rent: £5,400

Deposit: £550

Application Fee: £300

EPC: B



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.