



Upper Dock Street , Newport, NP20 1DB
£45,000 pcm | Available Now | 1 bedroom



- Unfurnished
- City Centre Location
- Unfurnished
- Fantastic Location
- EPC - C
- EPC Rating G

****LARGE OFFICE SPACE** AVAILABLE OCTOBER 14TH **A1/A2 LICENCE****

James Douglas are delighted to offer this fantastic A1/A2 Licence office space in Newport. The office space is in a fantastic location on Upper Dock Street, just off the main High Street in Newport City Centre, surrounded by many other thriving business. The office comprises of a large welcome area with a reception desk through to a large open plan space with multiple side offices, a small kitchen and multiple toilets. Disabled access is available and the property has access to a courtyard that can be suitable for plant at rear of the building.

Monthly Rent: £3,750 + VAT

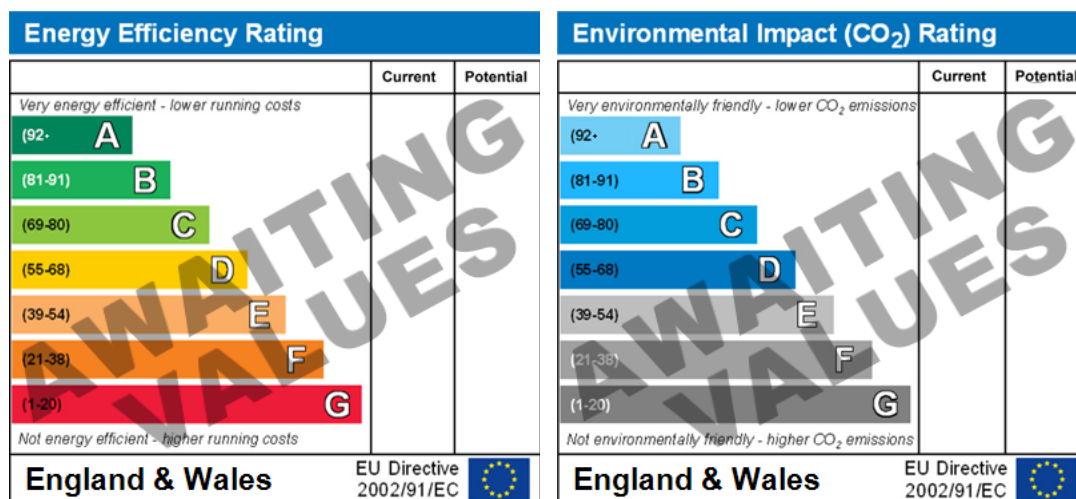
Annual Rent: £45,000 + VAT

Lease Type: Full Repair And Insure Lease

Deposit: TBC

Application Fee: £400 + VAT

EPC: C



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.