



**Upper Dock Street , Newport, NP20 1DF**

**£520 pcm | Available Now | 1 bedroom**



- **Unfurnished**
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- **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 Upper Docks 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 made into a blank canvas, making it the perfect opportunity for a business owner to create their own space that suits their business needs.

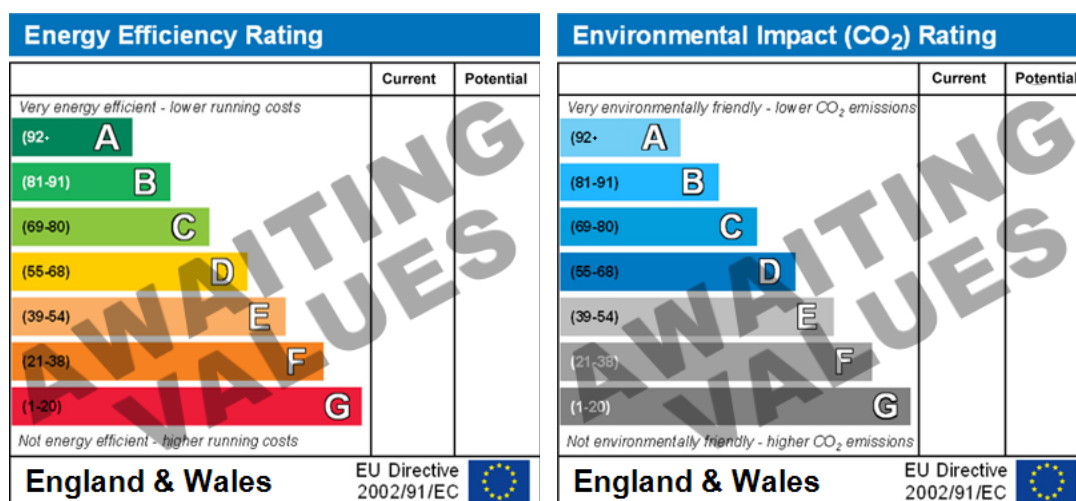
Monthly Rent: £520

Annual Rent: £6,240

Deposit: £620

Application Fee: £300

EPC: TBC



**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.**