

16/2/2026

FAO ID PLANNING

Dear Sirs

REF – 40/41 COMMERCIAL STREET NEWPORT

I am writing this letter to provide background information on the marketing and demand on the above property as well as more generally in Newport.

Our practice have acted on numerous properties in Newport City Centre and also act on Friars Walk letting as well as having been involved in many of the larger lettings in Newport dating back to when Primark expanded into the former Halfords Store as well as the redevelopment of Griffin Island.

Currently there are a number of shops available and probably circa 80 in total. Demand is limited for units and this has been evident in many units on Commercial Street in particular being vacant for a prolonged period. For example the former Next has apart from temporary traders been vacant since Next vacated circa 9 years ago. The subject property was vacated circa 10 years ago by Clarks but they closed the centre store vacating out of town. The property has been physically vacant since, so circa 10 years. Albeit Tim Horton took a lease but decided against fitting out as the trade was concerning so tried to offload the lease or sublet but to no avail. The present landlord purchased circa 3 years ago and the property has been vacant with limited demand.

During all these years there has been several agents and wide marketing campaigns undertaken but to no avail as the property has remained empty.

Betfred I believe are the only party prepared to invest in a modern unit and bringing the frontage back into use.

City Centre landscapes continue to change and more than ever all uses need to be accommodated due to continued issues of costs to business in terms of staff, regulations and rates which mean the retail landscape is very difficult as well as changing shopping habits.

I believe the evidence is overwhelming that planning should be granted to the use which will bring the shop into use and assist the centre of the town. The main points being:

- The property has been vacant for 10 years
- All marketing avenues have been explored in this time.
- The property is currently hoarded up.

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- If this shop opened it would give much needed employment and the tenant would undertake a high class fit out.

Yours sincerely

David Williams

