

For Sale



79 Commercial Street Newport NP20 1LR

- Former A3 unit with residential upper floors
- Planning consent for redevelopment of the upper floors to residential flats
- Freehold
- Total NIA approx. 153.33 m² / 1650 sq ft

Location

Newport is the principal administrative and commercial centre for Gwent. The town is situated 13 miles east of Cardiff, 16 miles west of the Severn Bridge and benefits from excellent road communications, being adjacent to junctions 24-28 of the M4 motorway. In addition, there are regular InterCity services to Bristol and London (Paddington).

The property is located on Commercial Street one of the main commercial thoroughfares of Newport City Centre. The property is located on the unpedestrianised section of Commercial Street to its southern end. The area comprises a mixture of uses including A1 and B1 commercial users, residential and A3 occupiers e.g., Greggs, Kaspas, Shaws the Drapers and Primark, amongst others.

Description

The subject property comprises a mid-terraced commercial building arranged over ground, first and second floor levels.

The property is of brick / stone construction under a mixture of pitched slate roof and flat roof to the rear.

The property has fully glazed frontage onto Commercial Street and is accessed via a personal door leading into a ground floor sales area. There is a rear stores and kitchen area on the ground floor together with a rear single storey extension which provides further storage and WC facility.

The first and second floors which are accessed via an internal staircase provide living accommodation.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Sales	32.22	358
Kitchen	5.58	60
Mid Stores	8.76	94
Rear Stores	13.49	145
Mono pitched rear extension	10.84	117
WC	-	-
1st Floor		
Front Living Room	17.24	185
Mid Room	10.66	115
Rear Kitchen	11.86	128
2nd Floor		
Front Room	17.44	188

Mid Room	11.97	129
Rear Room	4.2	45
Bathroom	8.05	86
Total area approx	153.33	1650

Planning Consent

Application Type: Full Application

Proposal: Internal alterations to existing ground floor commercial premises and change of use of upper floors from 1 N° two bedroom flat to 2 N° one bedroom flats.

Decision Date: 9th November 2020

Further details upon request.

Quoting Charge

£140,000 (One Hundred and Forty Thousand Pounds) for the freehold interest in the premises.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as E / 16. (Certificate N°0020-0437-4399-4196-1006. Valid until 17th June 2023). A copy of the certificate is available upon request.

Rateable Value

Description: Shop & Premises

Rateable Value: £10,750 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Newport City Council – www.newport.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

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