

# Investment For Sale

on behalf of Begbies Traynor



## CHURCHGATE HOUSE, 79 CAERAU ROAD & 8 CLYTHA PARK ROAD, NEWPORT, NP20 4PB

- PROMINENTLY LOCATED ON THE JUNCTION OF CLYTHA PARK ROAD & CAERAU ROAD
- SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- PARKING

## Location

The subject premises are prominently located on the junction of Clytha Park Road and Caerau Road in Newport City Centre. The premises are within close proximity to the City Centre itself, along with the main line bus and railway stations, and are in a well established business district which comprises of a mixture of both commercial and residential occupiers that has been an established business and residential area of the City for some time.

## Description

The property is semi detached and has been redeveloped to create a single interlinking building of brick stone construction with rendered painted elevations under a pitch slate roof.

The premises can be accessed by the rear elevation to Clytha Park Road or the side elevation onto Caerau Road. The rear access from Clytha Park Road comprises a UPVC glazed entrance way on to ground floor reception area which in turn gives access to various other rooms which at the time of our visit were used for various Spa treatments. The rooms which vary in size are of a cellular nature. There is a further WC and laundry room to the section of the building known as 79 Caerau Road.

Two internal staircases give access to the upper floor levels. The first floor provides six further treatment rooms with a small kitchen area with WC. To the second floor area of 8 Clytha Park Road there are three more treatment rooms whilst to the second floor section of 79 Caerau Road there are two administration rooms and break out area. WCs are also provided at this level.

The premises have a mixture of lighting types throughout include defused lighting, spot lights and chandeliers. The ground and first floor level has electric free standing or wall mounted heaters.

The property is currently occupied by Amberry Ltd t/a The Health and Serenity Spa at a reduced rent of £15,000 per annum.

## Accommodation

The following areas have been measured to RICS guidelines:-

	<b>sqm</b>	<b>sqft</b>
Ground Floor	64.51	1,117
First Floor	97.47	1,049
Second Floor	79.21	853
<b>TOTAL</b>	<b>271.19</b>	<b>2,919</b>

## Quoting Price

We are seeking offers in the region of £295,000 for the freehold interest in the premises.

## Parking

Parking is available for seven cars.

## Energy Performance Certificate

Rating G

## Rateable Value

To be confirmed.

## Legal Costs

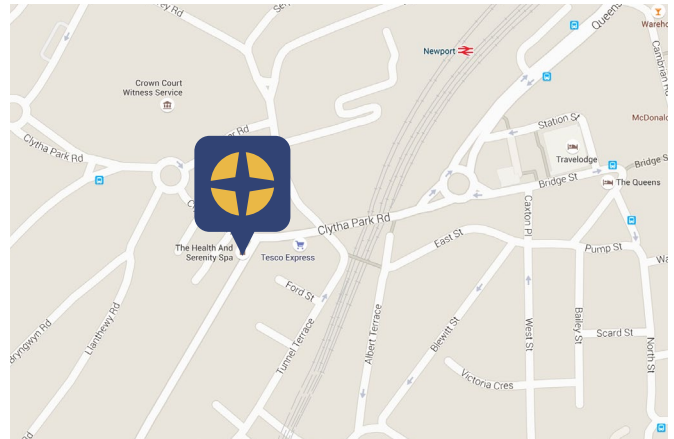
Each party is to be responsible for their own legal costs.

## VAT

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

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



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