

For Sale



UNITS 7C & 7D, CRAWFORD STREET, NEWPORT, NP19 7AY

- LOCATED NEAR CITY CENTRE
- GIA 133.70 SQ M (1,439 SQ FT)

Location

The subject premises is located on Crawford Street which runs from Turner Street and leads onto Caerleon Road one of the principle arterial routes linking Newport City Centre with the M4 motorway at Junction 25.

Description

The property comprises a semi detached traditional building of brick stone constructed under a pitched asbestos profile sheet roof.

The elevations are rendered and the premise has a mixture of UPVC windows to the front and timber frame to the side.

The property is accessed by a personnel door fronting Crawford Street and a small roller shutter door to the side (communal) yard area.

Internally the property has a concrete floor, strip lighting, an office area providing a reception area and small office and translucent roof lights.

WCs are located to the rear of the unit.

We were informed that the property has its own single phase electricity supply whilst the mains water is shared with the adjacent units.

We understand that the property has main foul water drainage and that no gas supply is connected to the building.

Accommodation

The following areas have been measured to RICS guidelines:-

	sq m	sqft
TOTAL GIA	133.70	1,439

Quoting Price

We are quoting £70,000 for the freehold interest in the property.

Rateable Value

£5,000 (2010 list)

Legal Costs

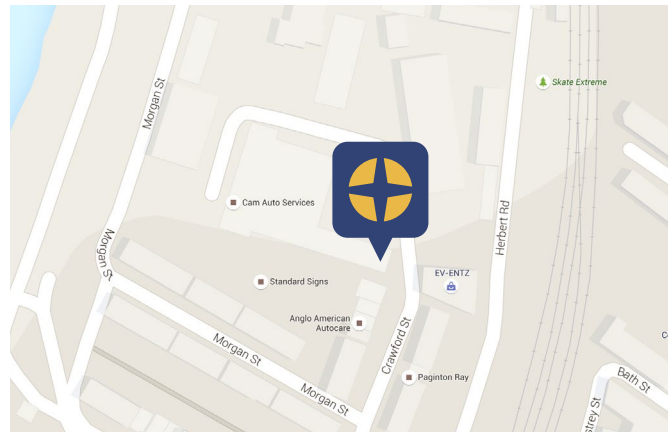
Each party is to be responsible for their own legal costs.

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.



Important Notice

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