

# For Sale



## 182 Upper Dock Street Newport NP20 1DG

- Shop and Premises
- Located on a main arterial Commercial thoroughfare
- A substantial mid terraced brick built premises
- Possible sale & part lease back opportunity
- Total net internal area: 186.99 m<sup>2</sup> (2011 sq ft)

## Location

The premises are located on Upper Dock Street a main arterial commercial thoroughfare within the City Centre of Newport. Upper dock street is a well established commercial and residential area in the city centre. The local authority has recently re-developed the new bus station along the Upper Dock Street area of the town which has created an increase in general foot fall in the area.

## Description

The property comprises of a substantial mid terraced brick & stone built premises arranged over ground, first, second and third floor levels. The premises have been extensively refurbished and are in fairly good condition providing a ground floor hair salon with upper floor treatments rooms, offices and ancillary space. The premises has gas central heating.

## Accommodation

The following areas have been measured to RICS guidelines:-

Room	sq m	sq ft
<b>Ground Floor</b>		
Retail Area	49.59	533
Rear Kitchen	6.75	73
<b>First Floor</b>		
Salon Area	40.89	440
<b>Second Floor</b>		
Offices & Treatment Room	43.90	472
Kitchen/Stores/Ancillary Area	45.86	493
<b>Total NIA</b>	<b>186.99</b>	<b>2011</b>

## Tenure & Terms/Quoting Price

£250,000 (Two Hundred and fifty Thousand Pounds), for the freehold interest.

### Ground Floor - Lease back

The vendors will consider leasing back the ground floor element of the property on terms to be agreed.

## Rateable Value

The premises have various rating assessment for the ground and upper floors:

**Ground, 1st & 3rd Floor** - £10,250

**Second Floor** - £3,650

## 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.

## Contact

For more information contact Haydn Thomas or Fiona Weaver:

### Haydn Thomas

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