

# FOR SALE



## 188 CORPORATION ROAD NEWPORT NP19 0DQ

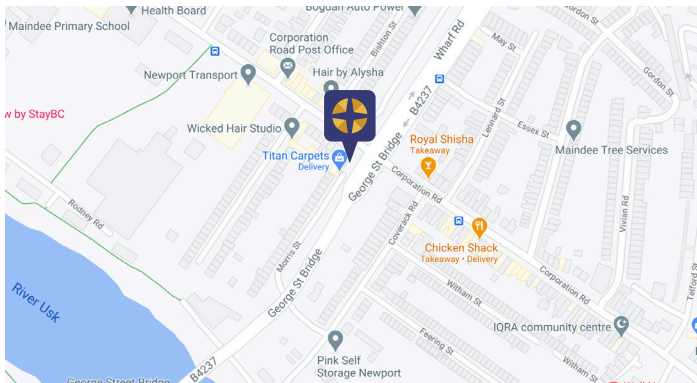
- Prominent corner location on main City thoroughfare;
- Freehold;
- Suitable for alternative uses (Subject to the Planning);
- Total GIA approx. 3,281 sq ft / 304.87 m<sup>2</sup>
- Office / Light Industrial Premises

## Location

The subject premises are located on the junction of Corporation Road and George Street (adjacent to George Street Bridge), both extremely busy thoroughfares linking the southern and eastern areas of Newport, to Newport City Centre. Corporation Road links to Newport City Centre and the Southern Distributor Road which gives access to the M4 motorway at Junctions 24 and 28, respectively.

The locality comprises a mixture of residential and commercial uses being a well-established suburb of Newport.

The property itself holds a prominent corner location surrounded by George Street, Corporation Road and Coverack Road.



## Description

The property comprises a detached premises arranged over two levels of brick construction with steel griddle windows and flat felt roof. The property also benefits from a rear yard accessed from Coverack Road. The yard is secured by steel rail fencing and brick walls along with double steel gates. Internally the premises provide a ground floor workshop, tea point and WCs. The ground floor has personal access from the rear as well as from Corporation Road together with commercial loading access via a concertina door (Height 3.7m, Width 4.35m). An internal staircase gives access to the first-floor offices, mezzanine storage and kitchen area. The property has strip lighting throughout.

We are informed the property benefits from all mains services including a gas supply, water and mains drainage as well as 3 phase electricity.

## Planning

We understand that the property is currently used for industrial and office use. All interested parties should make their own enquiries with Newport City Council Planning Department.

## Accommodation

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

GROUND FLOOR	Sq Ft	M <sup>2</sup>
Warehouse area	1773	164.70
1 <sup>ST</sup> FLOOR	Sq Ft	M <sup>2</sup>
Office 1		
Office 2		
Kitchen/Canteen area		
Mezzanine Storage	1508	140.17
<b>Total GIA</b>	<b>3281</b>	<b>304.87</b>

## Quoting Figure

£275,000 (Two Hundred and Seventy Five Thousand Pounds).

## 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 D.

## Rateable Value

The Rateable Value has been assessed at £8,500 as of April 2021. Current rates per annum £1,894.79. Interested parties should make their own enquiries to Newport City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk)

## Legal Costs

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

## VAT

We are informed by our clients that VAT is not payable with regards to the sale of the property.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)

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