

FOR SALE



**Phoenix House
Turner Street
Newport
NP19 7BA**

- Available Freehold with Vacant Possession
- GIA approx. 263.19 m²/2,833 sq ft
- Office and Warehouse space

Location

The subject property is located on Turner Street just off Caerleon Road one of the main arterial link roads from Newport City Centre to its eastern suburbs and Junction 25 of the M4 motorway.

The property is well positioned for access to Newport City Centre and the surrounding areas. The locality comprises a mixture of commercial and residential uses.

Description

Phoenix House comprises a stand-alone premises holding a prominent corner location fronting Turner Street. The property is constructed of rendered stone brick elevations with upper-level timber cladding to the elevations. The roof is of pitched slate with rear mono pitch steel profile and translucent roof sheets.

The property is arranged over two floors providing ground floor storage and upper floor offices Kitchen and WCs.

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
Warehouse	150.77	1623
Kitchen	4.18	45
Offices	22.98	247
Ground Floor WC	-	-
First Floor		
Offices and Stores	85.26	918
TOTAL GIA	263.19	2833

Quoting Figure

£185,000 (One Hundred and Eighty-Five Thousand Pounds) for the Freehold interest in the premises.

Energy Performance Rating

Further information upon request.

Rateable Value

Description: Warehouse & Premises
Rateable Value: £8,100 (2017 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.

Contact

For more information contact Haydn Thomas:

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