

For Sale Freehold



Former Newtown Motors Site & Premises Somerset Industrial Estate Cwmbran, Torfaen NP44 1QX

- Prominently located within the heart of Cwmbran
- To be sold with Vacant Possession
- Rare Freehold Opportunity
- Suitable for alternative uses subject to the appropriate consents
- Total area approx. 2,240 m²/24,111 sq. ft on a site of approx. 0.5484 ha/1.36a

Location

The subject property and buildings hold a prominent position on the junction of Station Road and Somerset Road.

The property is accessed via Somerset Road with two main points of access to the north and southern buildings.

There are several well-established occupiers within the immediate vicinity including Just Rollers Plc who occupy the adjacent site, Fox's Movers & Storage and Stagecoach amongst many others.

There has also been a large amount of development to the southern end of Somerset Road with the development of a Morrison's Supermarket, Coleg Gwent Torfaen Learning Zone and the planned LIDL store being amongst various recent developments.

The town's Railway Station is also within close proximity to the subject site.

Description

The subject property comprises of a former Car Showroom, workshops and offices, ancillary sales parking, circulation yard and display areas. The site is split into two main sections being the southern area which comprises a terrace of formerly four industrial units which have been adapted for the use of Newtown Motors. The northern part of the site comprises what was the original showroom premises together with workshops, offices, and sales area. The properties are of a mixture of construction type and age.

Accommodation

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

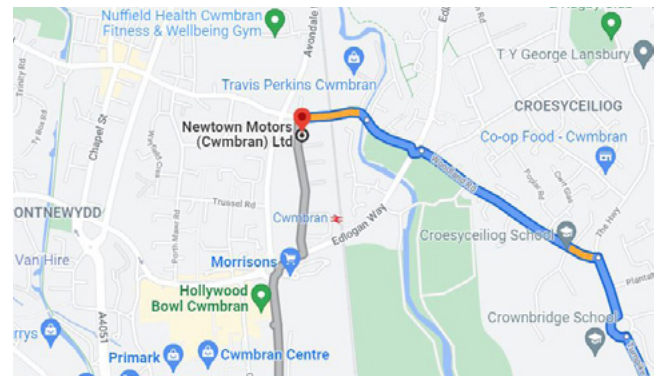
	sq m	sq ft
Units 13-16	1,222.28	13,157
North Building inc. 1 st Floor Offices; stores; data room & Showroom	347.10	3,736
Ground Floor Sales Showroom / Display along with Sales Office, part store & archive	345.21	3,715
Garage, Workshop & Valeting area along with stores & WC	325.42	3,503
Total	2,240	24,111

Quoting Figure

Offers in the region of £1.4 Million for the freehold interest in the premises with vacant possession.

Energy Performance Rating

Further details are available upon request.



Rateable Value

Description: Car Showroom & Premises
Rateable Value: £84,500 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Newport City Council - www.newport.gov.uk.

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.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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