

For Sale



Waters Lane Chambers Waters Lane, Newport, NP20 1LA

- Available Freehold
- Located in the heart of Newport City Centre
- Total NIA approx. 1,548 sq ft / 143.73 m²
- Excellent on-site Car Parking

Location

The subject premises are located within the heart of Newport City Centre. Waters Lane is a link thoroughfare between Stow Hill and North Road. The property is conveniently located with good access to the City Centre along with its main bus and mainline railway station.

The locality comprises a mixture of residential and commercial uses. Local occupiers include Convey Law and The Pen & Wig Public House.

Description

The subject property comprises a detached brick stone constructed building with rear single storey extension under an interlocking pitched tile roof.

The premises benefits from gas central heating together with hardwood double glazed window units and UPVC rainwater goods.

The property is accessed from Waters Lane via double doors which have a security roller shutter.

Internally the ground floor provides an entrance hallway with reception office to the front with two further offices along with male and female WCs and kitchen facilities.

An internal staircase gives access to the first floor which provides a further six cellular offices of varying sizes. The property has strip lighting throughout.

A ground floor rear door provides access to the rear car parking area which has well defined boundaries comprising of a chain link fence and stone walls. The car parking area is accessed via two steel double gates. The property has a right of way from North Road across a rear car park area.

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 m	sq ft
Reception	6.71	72
Front Office	18.54	200
Rear Office	10.66	115
Side Office	29.78	320
Male WC	-	-
Female WC	-	-
Rear Kitchen area	4.92	53
Total Ground floor	70.61	760
1st Floor		
Office 1	10.12	109
Office 2	9.0	97
Office 3	10.39	112

Total Ground floor	70.61	760
Rear Office 4	18.07	195
Mid Office 5	7.28	78
Rear Office 6	18.33	197
Total First Floor	73.19	788
TOTAL NIA	143.73	1548

Car Parking

On site Car Parking for approximately 6-8 vehicles.

Rateable Value

Description: Offices & Premises

Rateable Value: £14,750 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the local authority. All interested parties should make their own enquiries with the local authority Newport City Council – www.newport.gov.uk.

Quoting Figure

£210,000 (Two Hundred and ten Thousand Pounds) for the vacant freehold interest in the premises.

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/89. (Certificate N°9352-3073-0135-0600-9395. Valid until 10th July 2027).

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.

Monery 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

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

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**HUTCHINGS
& THOMAS**
PROPERTY CONSULTANTS

Phone: 01633 214 444
info@hutchings-thomas.co.uk