

For Sale



9 Turner Street Newport NP19 7BA

- GIA approx. 340 m² / 3,659 sq ft
- Office and Warehouse space
- On-site parking / yard area
- Potential for redevelopment (subject to planning)

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

The property is accessed by double gates from Turner Street onto a fronting loading / parking area. The building is located on an 'L' shaped site and surrounded by houses. The property is of brick construction with the elevations partially wood clad and with a mixture of interlocking tiled and steel profile mono pitched roof.

To the northern side is a small extension with steel profile sheet mono pitched roof and of block construction and roller shutter access door.

The ground floor provides warehousing and dispatch areas along with a stores, and WC. An internal staircase gives access to the first-floor offices and storage along with kitchen and further WC facilities.

The property benefits from gas central heating and double glazing throughout along with CCTV cameras and intruder alarm.

The property has strip lighting throughout with diffused strip lighting to the first-floor office areas. The first floor has a well-appointed kitchen with base and wall units.

Accommodation

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

Approx. NIA	sq m	sq ft
Warehouse	207.62	2234
First Floor		
Offices and Stores	132.38	1425
Total GIA	340.0	3659

Quoting Figure

We are seeking offers in the region of £245,000 (Two Hundred and Forty-Five Thousand Pounds).

Tenure

The premises are offered on a long leasehold basis with a term of circa 945 years unexpired. We are informed that the property has an absent landlord situation with no ground rent demands being made during or prior to our client's ownership of the property.

Energy Performance Rating

A new Energy Performance Rating Assessment has been commissioned. The full details of which will be available in due course.

Rateable Value

Description: Warehouse & Premises

Rateable Value: £10,000 (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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