

For Sale



10 Gold Tops Newport NP20 4PH

- Located in Newport's premier office / residential district
- Planning consent obtained for 10-bedroom HMO (Subject to SC106 Agreement)
- On-site parking
- Total NIA approx. 233.0 m² / 2508 Sq. Ft

Location

The available premises are located in the premier office / residential district of Newport City Centre holding an extremely prominent location on the junction of Fields Road and Godfrey Road.

Gold Tops is an established mixed-use location for both residential and professional occupiers such as Architects, Solicitors, Accountants etc., and its location is enhanced by its proximity to Newport City Centre and mainline railway station and excellent connectivity to the M4 motorway at junctions 25a, 26 and 27.

Description

The property currently comprises a detached office building having the benefit of generous private car parking.

The property is arranged over basement, ground, first and second floor levels having mainly cellular offices together with male and female WCs and kitchen.

The building has gas central heating and double glazed throughout.

Planning

The property is currently used as B1 office space however has recently received planning consent for conversion to a 10-bedroom HMO, Application N° 25/0911. Full plans etc available upon request.

Quoting Price

We are seeking offers in the region of **£585,000 (Five Hundred and Eighty-Five Thousand Pounds)** for the vacant freehold interest in the premises.



Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice:-

Floor	sq m	sq ft
Basement		
Print Room	17.9	192.7
4M / 3PS	21.2	228.2
Archive	6.2	66.7
Kitchen	7.8	84.0
Str	2.3	24.8
Basement subtotal	55.4	596.3
Ground Floor		
Office	44.1	474.7
Office	21.8	234.7
Office	17.2	185.1
Ground Floor subtotal	83.1	894.5
1st Floor		
Meeting Room	21.3	229.3
Office	19.7	212.0
Office	17.6	189.4
1st Floor subtotal	58.6	630.8
2nd Floor		
Office 21	17.2	185.1
Office 20	18.7	201.3
2nd Floor subtotal	35.9	386.4
TOTAL BUILDING	233.0	2508

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property falls within the acceptable energy performance range for the purposes of the Act, being rated as D / 96 (Certificate N° 2695-3322-7376-7050-3060 valid until 1st December 2035). A copy of the Certificate is available upon request.

Rateable Value

Current Rateable Value: 1st April 2026 to present
Description: Offices & Premises
Local Council: Newport
Local Council Ref: 02000323001001A
Rateable Value: £24,000

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 directly to Newport City Council:
www.newport.gov.uk.

Legal Costs

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

VAT

We have been informed that VAT is not applicable with regards to any rental or freehold purchase of the premises.

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.

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



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**HUTCHINGS
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