

GUIDE PRICE
£95,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
18th February 2020



147/148 Commercial Street, Newport, Gwent NP20 1LN

Virtual freehold city centre retail premises with alternative use potential (subject to consents)

Bid1.

Property Summary

- On the instructions of the LPA Receiver
- Virtual freehold city centre retail premises
- Pedestrianised retail thoroughfare
- Approximately 420.13 sq m (4,522 sq ft)
- Alternative use potential (subject to consents)
- Vacant possession

Location

Newport is the third largest city in Wales and lies about 13 miles east of Cardiff and 30 miles north west of Bristol. The town lies to the south of the M4 motorway, from which it can be accessed via junctions 24, 25 and 25A via the B4237, B4596 and A4042. Newport railway station provides regional rail services as well as direct links to London Paddington.

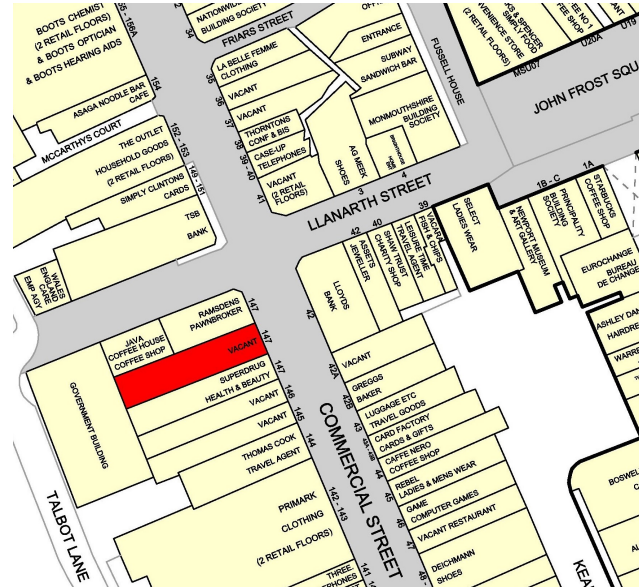
Commercial Street is one of the principal shopping thoroughfares in the city centre offering a wide selection of shopping outlets as well as cafes, bars and restaurants. The property lies on the west side of the street in the pedestrianised zone near its junction with Llanarth Street. Nearby occupiers include Superdrug, TSB, Lloyds Bank, Greggs, Caffè Nero and Primark.

Description

A mid terraced building of traditional construction arranged over ground and first floors. The ground floor provides retail accommodation with further retail and ancillary accommodation (including a staff kitchen) at first floor level. There is no access to the second floor, which has been voided. The building may lend itself to alternative uses, subject to obtaining the necessary consents.

VAT

Refer to legal pack



Tenure

Long leasehold for a term of 999 years from 25 March 2004 at a peppercorn ground rent

EPC

Rating 78 Band D

Local Authority

Newport City Council
01633 656656
www.newport.gov.uk

Floor	Accommodation	Tenancy	Rent PA
Ground First Second	Retail/ancillary 233.01 sq m (2,508 sq ft) Retail/ancillary 180.13 sq m (1,939 sq ft) Voided (not inspected)	Vacant	0
TOTAL	420.13 sq m (4,522 sq ft)		

The floor areas exclude the second floor and have been provided by the vendor

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