

FOR SALE

MIXED USE

47 Duckpool Road, Maindee, Newport,
NP19 8FL



- LARGE MIXED USE PREMISES ALONG A PROMINENT CORNER POSITION
- 209.07 SQ.M (2,250.42 SQ. FT.) ARRANGED OVER TWO FLOORS
- LARGE TWO STOREY OFFICE WITH SELF-CONTAINED 2 BED FLAT
- INVESTMENT OPPORTUNITY/ POTENTIAL TO SUB-DIVIDE FURTHER (SUBJECT TO PLANNING)
- IMMEDIATE OUTSKIRTS OF NEWPORT CITY CENTRE (1.4 MILES)

OFFERS IN THE REGION OF
£230,000

LOCATION

The property is situated along the corner of Duckpool Road and Bristol Street within the suburban district of Maindee within Newport.

Maindee is a large inner-city commercial and residential area in the city of Newport. It lies on the eastern side of the River Usk, mostly within the electoral district (ward) of Victoria.

The subject premises also affords good lines of communication via the main B4237 and the A4042, while the M4 Motorway (Junction 25a) is less than 1 mile away in a northerly direction.

The property is therefore considered to be reasonably well situated for its use as a mixed use building.

DESCRIPTION

The property comprises a prominent end terraced two-storey mixed use building, which appears to have been extended significantly to the rear, situated along the edge of Newport city centre.

We note that the ground and part first floor accommodation comprises a large office suite, previously occupied for use as a resource centre (trading as Hafal). The internal accommodation comprises a range of various size cellular office rooms, supported by two large reception rooms, which can be accessed along the front and side elevations, a staff kitchen and w.c. facilities, including a disabled toilet cubicle.

The remaining accommodation arranged over the majority of the first floor comprises a self-contained residential apartment, which accommodates two bedrooms, one large reception room, a kitchen and shower room.

We further advise that the subject premises is being offered for sale with full vacant possession, which also has the potential to be redeveloped further and of a sufficient size to comprise three self-contained units (subject to the necessary statutory consents).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Commercial

GROUND FLOOR

Net Internal Area: 100.44 sq.m (1,081.13 sq. ft.)

Reception: 5.48m x 5.20m (max)
accessed off the main pedestrian walkway over the side elevation, facing Bristol Street, doors to.

W.C. Facilities
comprising disabled w.c. facilities and a separate toilet cubicle.

Consultation Room: 2.16m x 3.89m

Office (Rear): 3.19m x 4.06m (max)
with door to side elevation off Bristol Street.

Store Room: 3.24m x 4.07m
with doors to.

Staff Kitchen: 2.16m x 5.08m

Corridor (Front)
with door to side elevation off Bristol Street, stairs to first floor.

Meeting Room: 5.25m x 7.27m
accessed off the main pedestrian walkway over the front elevation, facing Duckpool Road.

FIRST FLOOR

Net Internal Area: 33.27 sq.m (358.21 sq. ft.)

Landing
with doors to.

Store Cupboard: 1.60m x 1.0m

Office (Front): 5.42m x 3.57m

Office (Rear): 3.59m x 3.65m

Residential

Gross Internal Area: 75.36 sq.m (811.20 sq. ft.)

Landing
with stairs to ground floor entrance foyer with independent access from Duckpool Road, doors to.

Bedroom 1: 3.31m x 3.86m

Lounge: 3.29m x 7.56m
with doors to.

Shower Room
fitted with a three piece suite comprising adapted shower enclosure with electric shower unit over, w.c. and wash hand basin.

Kitchen: 2.26m x 4.69m
fitted with a range of wall and base units incorporating sink drainer unit, electric cooker point, etc.

Corridor
with gas fired combi boiler unit, door to.

Bedroom 2: 2.11m x 4.35m

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £3,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024/25 the multiplier will be 0.562.

Rates relief for small business in Wales with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We therefore advise that the subject premises is eligible for 100% small business rates relief (subject to satisfying the necessary criteria).

The residential accommodation is rated separately, which has a **Council Tax Band of C**.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

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VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable)

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

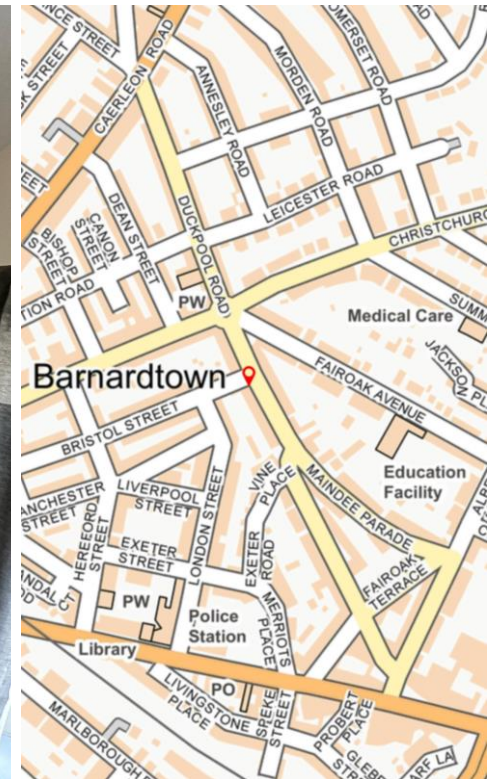
Email: commercial@astleys.net



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