

**FOR SALE /
TO LET**

Linnells
PROPERTY CONSULTANTS



46-47 HIGH STREET

**NEWPORT
NP20 1GA**

**£495,000 /
£50,000 p.a.**

- Total: 818.91 sq m (8,815 sq ft).
- Potential for alternate uses.
- City centre location.



46-47 High Street

LOCATION

The property is situated on High Street within Newport city centre in close proximity to The Friars Walk retail scheme and the mainline railway station.

DESCRIPTION

The subject property comprises a four storey Grade II Listed building of traditional construction under a pitched tiled roof.

Internally, the accommodation is arranged over 4 floors together with a basement. At present the accommodation is predominately open plan and is used as offices although alternate uses may also be able to be accommodated subject to the necessary consents.

ACCOMMODATION

The property comprises the following approximate Net Internal floor areas:

Basement	143.31 sq m	1,542 sq ft
Ground Flor	199.00 sq m	2,142 sq ft
First Floor	227.20 sq m	2,445 sq ft
Second Floor	173.10 sq m	1,863 sq ft
Third Floor	76.30 sq m	821 sq ft
TOTAL	818.91 SQ M	8,815 SQ FT

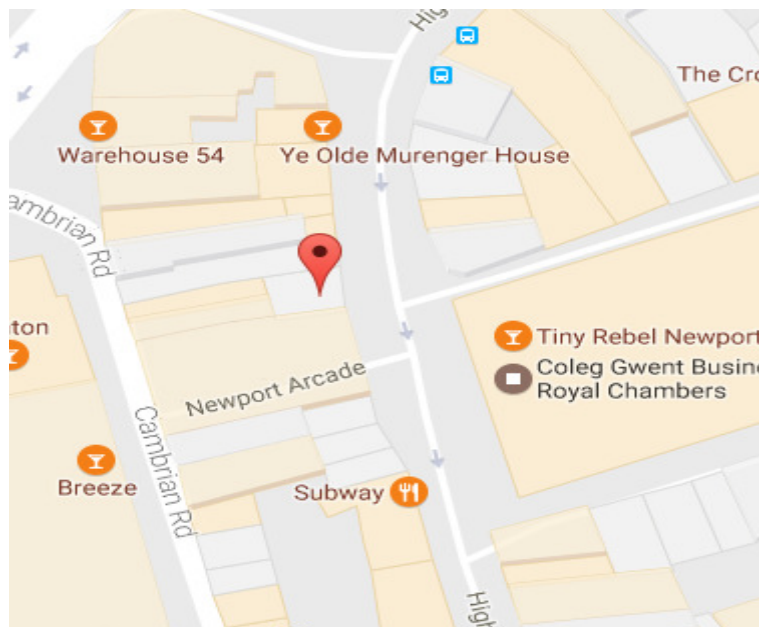
TENURE

The property is available freehold. Alternatively, a new lease would be considered.

PRICE / RENT

Offers are invited in the region of £495,000 for the freehold interest or £50,000 per annum on the basis of a new FRI lease.

Rents are inclusive of service charge and utilities but exclusive of rates and VAT.



Plans are for identification purposes only. Not drawn to scale.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

RATING ASSESSMENT

Interested parties are advised to make their own enquiries with the local rating authority.

LOCAL AUTHORITY

Newport City Council www.newport.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "D-86".

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION

Please view our websites for more photographs and specific information relating to the property, or call **Mark Steven** at Linnells on **01633 212266**, email: mark@linnellspc.co.uk or **Henry Best** at Jenkins Best on 02920 340033, email: henry@jenkinsbest.com

www.linnellsproperty.co.uk

Linnells Property Consultants,
Lansdowne House, 17 Gold Tops,
Newport NP20 4PH



Linnells
PROPERTY CONSULTANTS
01633 212266

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