

FOR SALE

PRICE REDUCED



69 Bridge Street Newport NP20 4AQ

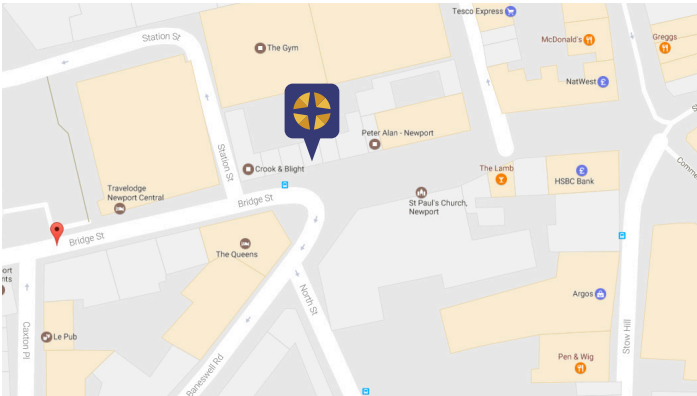
- The property is located on an extremely busy commercial thoroughfare in the City Centre
- The area is well established as a location for banks and building society's along with estate agents
- Freehold
- Shop and premises

Location

The property is located on Bridge Street in the heart of Newport City Centre. Bridge Street remains an extremely busy commercial thoroughfare in the City Centre.

The area is well established as a location for banks and building society's along with estate agents.

Adjacent to the premises is a J D Wetherspoon (Lloyds) Public House. The popularity of this vicinity is reflected in the fact that there are very few if any available premises on Bridge Street especially in the pedestrianised area where the subject property is located.



Description

The property is of traditional brick construction built on basement, ground first and second floors having rendered and painted upper elevations under a pitched slate roof. The property has a modern wooden shop front with two separate entrance doors to the ground floor and upper floors with wooden single glazed windows above. The upper floors are accessed via the existing retail area or from a separate pedestrian access from Bridge Street.

The first floor accommodation provides a large meeting room/ office overlooking Bridge Street. A kitchen is situated to the rear having base and wall units with a work surface and single drain steel sink unit. Ladies and Gents w/c accommodation is situated off the stairs. Further offices of similar construction are situated on the second floor.

The basement is accessed from the main sales area via concrete steps providing storage area with a w/c having concrete floors and plastered walls and ceiling.

Current Lease

The premises are currently let to Bristol & West Plc (Cooperative Bank) on a 15 year lease from 2004 with the lease end being 23rd March 2019.

The rent passing is £25,000 per annum. A copy of the lease is available upon request.

Accommodation

The following areas have been measured to RICS guidelines:-

Area	M ²	Sq Ft
Basement	44.96	484
WC		
Ground Floor		
Retail area	75.46	813
Rear offices	18.60	200
First Floor		
Office	21.62	233
Kitchen	13.79	149
W/C-F		
W/C-M		
Second Floor		
Office 1	15.49	167
Office 2	12.88	139
Office 3	6.99	7
TOTAL NIA	209.97	2260
Gross Frontage	610m	
Net Frontage	3.85 m	
ITZA	42.31 Sq m	455 Sq Ft

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

98 This is how energy efficient the building is.

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 these 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.

Quoting Price

We are seeking offers in the region of £249,500

Energy Performance Rating

The Property has an energy rating of 98

Rateable Value

Shop and premises - £20,750 (2017 list)

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.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas or Fiona Weaver:

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