

4 / 4a Tynewydd Terrace
Newbridge
NP11 4LU

89,950



- Investment opportunity fully LET with tenants (no internal pictures because of tenants privacy)
- A1 shop / retail use
- 1 bedroom first floor apartment
- Newbridge location
- Shop Approx 550 sq ft
- No internal photographs because of tenants in place.
- Viewing is highly recommended

Ref: PRC12633

Viewing Instructions: Strictly By Appointment Only

General Description

INVESTMENT OPPORTUNITY.

A1 Commercial and residential premises
in the heart of Newbridge.

The ground floor occupies a commercial shop
with large window shop frontage.

First floor 1 bed apartment
both fully LET with tenants.

Viewing is highly recommended

Accommodation

Introduction

Davis and Sons are pleased to offer for sale a commercial and residential premises located in the heart of Newbridge. The ground floor occupies a commercial shop with large window shop frontage, busy passing footfall currently occupied as a tattoo studio trading for over ten years with a long term lease in place. To the first floor you have a residential apartment Let on a short hold tenancy agreement. The current rental income is Â£7,020 p.a. with the potential to be Â£10,000.

No internal photographs due to the properties both being occupied with tenants.

All viewings are welcome via Davis & Sons office

Shop (15' 03" x 13' 01") or (4.65m x 3.99m)

Large shop window frontage.

Rear room (16' 03" x 12' 03") or (4.95m x 3.73m)

Kitchen / staff room. (17' 01" x 7' 03") or (5.21m x 2.21m)

W.C

First Floor Apartment

Separate entrance giving access to the apartment.

Living Room

Bedroom

Kitchen

Bathroom

Information

Please be advised that the owner of this property is a member of Staff at Davis & Sons.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property. All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.