

**25 A/B Charles Street  
 Newport  
 NP20 1JT**

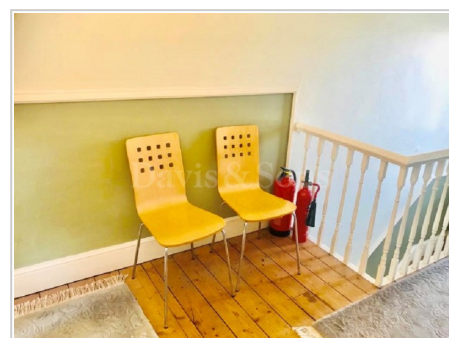
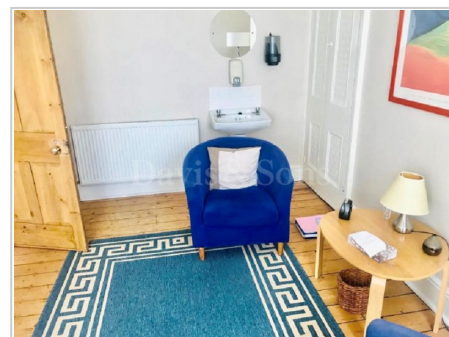
**190,000**



- Mixed use commercial
- City centre location
- Ground floor cafe / bistro bar tenanted
- Upper floor offices tenanted
- Viewing is highly recommended

**Ref: PRC12684**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

Mixed use commercial premises fronting onto Charles Street centre of Newport, short walking distance from the city centre and Friars Walk development. Ground floor you have the Secret Garden bar / bistro and coffee shop and upper floors currently rented to the Well being solutions management centre. Viewing is highly recommended.

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## Accommodation

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### Introduction

We are pleased to offer for sale this mixed use commercial premises fronting onto Charles Street centre of Newport short walking distance from the city centre and Friars Walk development. Ground floor you have the Secret Garden bar / bistro and coffee shop and upper floors currently rented to the Well being solutions management centre. This commercial premises are set over 3 floors, very nice office accommodation over 3 stories, fully double glazed, gas fired central heating currently trading as a health and well being centre. This could potentially be turned back into residential use and possible HMO property. (with relevant planning permission etc).

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### Cafe area

Upvc double glazed shop window frontage with cafe / Bistro with alcohol licence. Internal covers and rear court yard seating area. Professionally re-fitted shop. The business benefits from 22 covers inside and 16 covers in the rear garden.

Serving counter  
Professional commercial kitchen.  
Staff toilets.  
Customer toilets.

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### Door to upper floor offices

Separate door to upper floors and this is currently trading as "Well being Solutions" management centre.

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### First floor hallway

Door entry system, central heating radiator, stairs to the split level landing, doors off to all rooms. On this floor you have 2 front offices, rear bay fronted office, shower room.

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### Rear office (14' 05" x 10' 06" ) or (4.39m x 3.20m)

Wall mounted combination boiler, upvc double glazed bay window to rear.

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### Shower Room

Low level wc, pedestal wash hand basin, and single shower with mains shower over, obscured double glazed window to side, central heating radiator.

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Office 2 (15' 01" x 17' 04" ) or (4.60m x 5.28m)

Lovely upvc double glazed picture window to front, stripped stained hardwood flooring, central heating radiator, pedestal wash hand basin with tiled splash back.

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Office 3 (11' 02" x 9' 07" ) or (3.40m x 2.92m)

Upvc double glazed window to rear, pedestal wash hand basin, feature high ceilings, period coving, central heating radiator.

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Second floor landing

Upvc double glazed window to rear, stripped stained hardwood flooring. doors off to a further 3 offices.

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Office 4 (12' 04" x 13' 06" ) or (3.76m x 4.11m)

Stripped stained floorboards, upvc double glazed windows to rear, pedestal wash hand basin and central heating radiator.

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Office 5 (11' 04" x 13' 03" ) or (3.45m x 4.04m)

Two upvc double glazed windows to front, stripped stained floorboards continued. fitted storage space, pedestal wash hand basin, central heating radiator.

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Office 6 (11' 06" x 6' 06" ) or (3.51m x 1.98m)

Upvc double glazed window to front, central heating radiator. Hardwood stripped stained floorboards.

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Information

Ground floor cafe / restaurant paying rent at Â£9,000 per annum  
7 years left on a 10 years lease.

Upper floors counselling offices 1 year lease agreement Â£6,300 per annum.

Separate services and separate addresses.

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Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

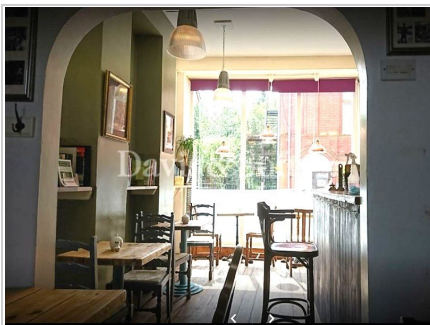
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

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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.