

17/18 High Street  
 Newport  
 NP20 1FW

395,000



- Basement
- Ground floor
- First floor
- Second floor
- Third floor
- Gas fired centring heating
- City centre location
- Set among many local businesses
- lift to all floors

**Ref: PRC12749**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

FOR SALE. City centre location.  
The property is set over 5 floors.  
Approx 4297 sq ft / 399.29 m sq.  
Located within a buzz of local bars,  
restaurants & the newly modernised  
Newport market. The property also  
benefits from access to all levels, within  
walking distance to the train and bus stations.  
Viewing is recommended.

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## Accommodation

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### Introduction

We are pleased to offer for sale this mid terraced building arranged over basement, first, ground, second and third floor levels.  
The property is of brick construction under a mixture of pitched slate roof, the property has two access points from High Street which will allow separate access to the upper floors, the ground and basement levels.  
This exceptionally well situated in the centre of Newport fronting onto High Street is Approx 4500 sq ft of prime commercial office space.

The property benefits from gas central heating and lift access to all levels.  
The space is mainly open plan with some cellular accommodation.

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### Basement

Approx size  
84.56 sq m  
910.2 sq ft

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### Ground Floor

Approx size  
97.00 sq m  
1044.1 sq ft

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### First Floor

Approx size  
85.33 sq m  
918.5 sq ft

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### Second floor

Approx size  
69.66 sq m  
749.8 sq ft

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## Third floor

Approx size  
62.74 sq m  
675.3 sq ft

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## Overall measurements.

Approx size  
Total  
399.29 sq m  
4.297 sq ft

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## Car Park

The property is located within close proximity to a number of city centre public car parks.

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## Location

The property is located on the main High Street in Newport city centre. The property stands along side the newly modernised Newport indoor market providing a food court, bar area and the market is filled with independent businesses selling a wealth of produce ranging from fresh farm goods to artisan confectionery, each stall is completely unique in what they sell, plus many other bars, restaurants and clothing shops.  
The Train & bus stations are within walking distance.  
Excellent road links to the M4.

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## Energy Performance Certificate

The EPC certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purpose of the act, being rated 84/D (certificate No 0967-5161-2660-1435-1038 valid until 5th July 2031.)

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## Rateable value

2017 List  
Approx we cannot confirm the level of any payments to the local authority and any further enquiries will need to be made to Newport City Council.  
Basement and ground floor; Â£9,100  
1st floor; Â£6,900  
2nd floor; Â£5,600  
3rd floor; Â£5,000

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## Legal costs

Each party is to be responsible for their own legal costs.

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## Money Laundering Regulations

As part of our obligations under the UK money laundering regulations, Davis & Sons will require a purchaser to provide proof of identity along with any other required documents.

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## Services

Mains electricity, mains water, mains gas, mains drainage

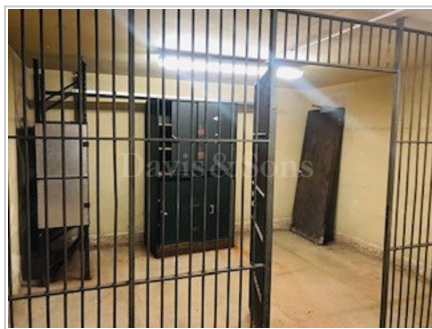
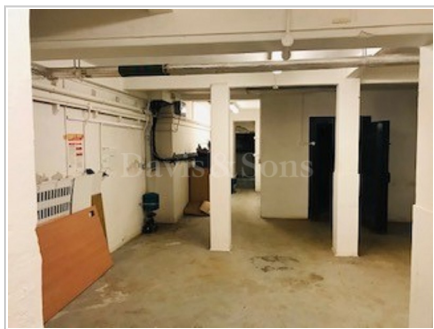
EPC Rating:84

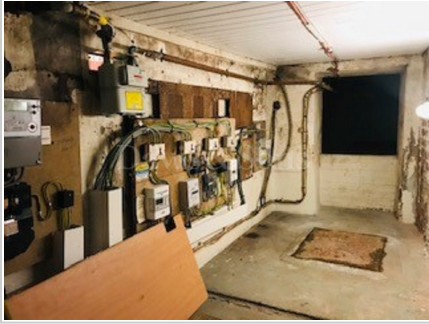
## Tenure

We are informed that the tenure is Freehold

## Council Tax

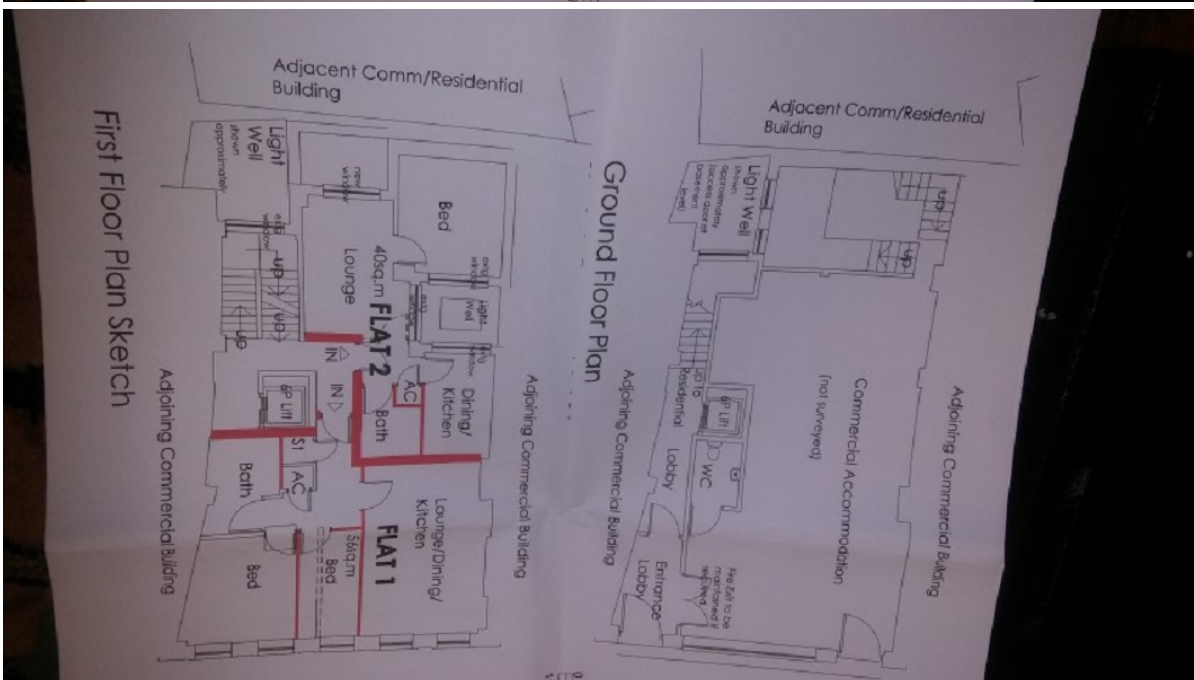
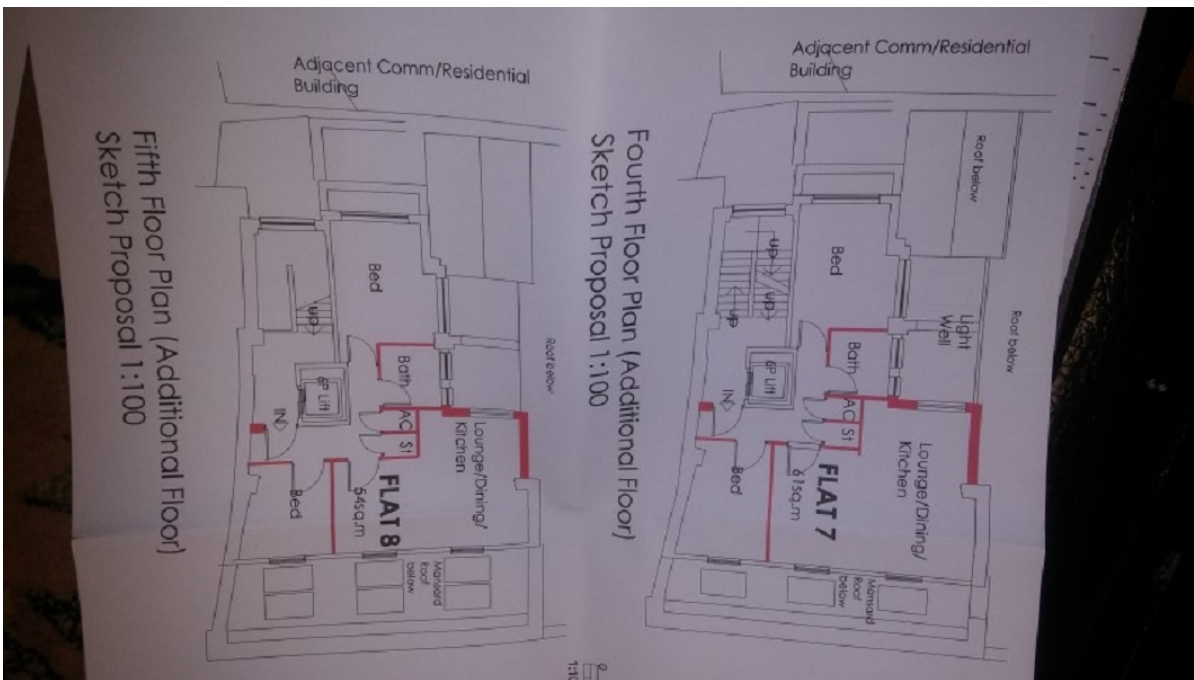
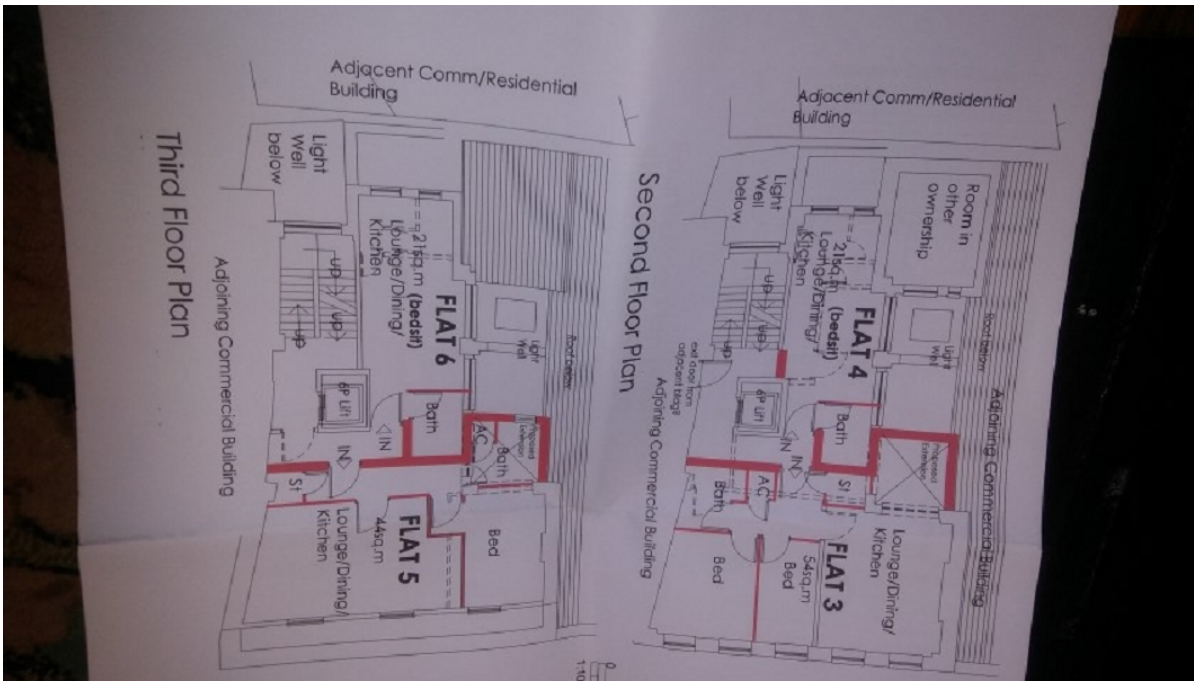
Band Not Specified











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 Lessess 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.*