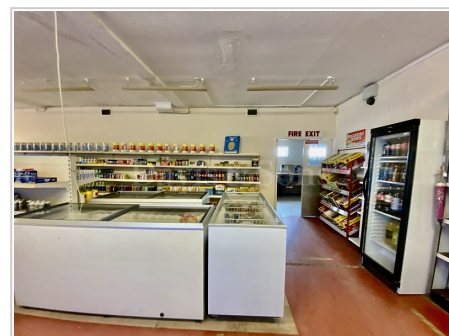


**1 Thornbury Park  
 Rogerstone  
 Newport.  
 NP10 9DR**

**420,000**



- Post office / convenience store
- Hair salon
- 3 bedroom residential apartment
- Busy passing trade
- Located within a large housing area
- Popular residential area
- Set within a row of local businesses
- Viewing is highly recommended
- Mixed use commercial premises



**Ref: PRC12840**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

Mixed Use Commercial/Residential Premises.  
Post office / convenience store, offices/stockroom/warehouse.  
Commercial Shop Currently Trading as a hairsalon/Beautician  
With substantial Three Bedroom Apartment Above.

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## Accommodation

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### Introduction

Davis & Sons are pleased to offer for sale this fantastic property made up of post office / convenience store / hair salon & 3 bedrooms first floor apartment, all being sold as a fantastic investment opportunity situated in Rogerstone, with customer car parking to front, storage and delivery area to rear, the rear has a good size storage / delivery area and yard with delivery access. Further small independent shops in the row within a short walking distance to the local school and busy passing trade from the large residential area surrounding the premises.

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### Shop & Post Office

The shop premises itself has been owned by the current owners and the post office and convenience store has been run since 1984, the family has now decided to sell due to retirement. Substantial convenience store well used with a great customer base and post office. The post office will be subject to all the necessary post office checks, requirements to enable the purchase to run the post office.

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### Hair Salon

Hair salon and beauticians currently LET at Â£120 per week Â£6,240 per annum.

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### Shop & Post Office (50' 0" x 23' 05" ) or (15.24m x 7.14m)

Roller shutter doors to front.  
Shop -Alcohol licence, good range of products, fridges, serving counter, cigarettes, frozen food sections and full CCTV and security cameras installed throughout.  
Post office - secure serving counter area and necessary equipment provided by the Post office to run the business. off the post office you have;-

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### Office (12' 02" x 10' 08") or (3.71m x 3.25m)

This office provides access to further office and staff space.

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### Stock Room (21' 0" x 20' 0") or (6.40m x 6.10m)

Substantial stock room area. Sink, drainer and unit and Baxi combination boiler. Double doors for deliveries

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### W.C

Low level wc, wall mounted wash hand basin.

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### Secure office (10' 0" x 11' 06" ) or (3.05m x 3.51m)

Tiled floor, windows to side, secure office space off the post office. Also access to the stairs to the living accommodation above.

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Post office area (12' 05" x 8' 0" ) or (3.78m x 2.44m)

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Post office counter and all necessary equipment to run a busy post office.

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## Rear

Tarmac yard, enclosed with fencing, double wrought iron gates, driveway off the rear access. external security cameras covering all the areas, also could be used for off road parking. Currently used for access for deliveries. door off the rear giving access to the hair salon / beauticians.

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## Hair Salon

Double glazed door entrance.

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Hallway (20' 0" x 8' 05") or (6.10m x 2.57m)

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Tiled effect flooring, door giving access to main shop area. Double glazed window to front, false ceiling. Archway off to;-

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Salon (16' 0" x 8' 07") or (4.88m x 2.62m)

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## Kitchen / staff room.

Storage area, work surface space. Door giving access to rear yard.

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## Stock room / wc

Low level wc, double glazed window to rear, wash hand basin.

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## Residential accommodation

Access to the substantial size residential apartment. Double glazed door to the side of the property with stairs up leading up or a courtesy door off the office of the convenience store. The property consists of;- inner hallway, lounge,dining room, fitted kitchen, access to roof terrace, shower room, 3 substantial size bedrooms, en-suite shower room to master and further shower room.

Potential rent of Â£750 pcm, Â£9,000per annum.

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## Entrance

From the top of the stairs you have a door off to;-

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## Inner hallway

Gas fired central heating throughout, large windows giving natural light.

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Lounge / dining room (21' 0" x 11' 05") or (6.40m x 3.48m)

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Feature corner full height upvc picture window, upvc double glazed window to corner providing natural light. Wood laminate flooring, two central heating radiators, ample space for dining room table and chairs, sofa and seating areas.

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**Kitchen (18' 05" x 7' 08") or (5.61m x 2.34m)**

Fully fitted kitchen, full range of fitted wall and base units, matching roll top food preparation work surfaces, five ring electric hob, integrated oven, grill, sink, drainer and mixer tap, wall mounted Valiant combination boiler, space for fridge / freezer, washing machine, central heating radiator. Breakfast Bar area, tiled splash backs, door to roof terrace.

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**Shower Room (8' 09" x 9' 05" ) or (2.67m x 2.87m)**

Double glazed window to side, walk in shower cubicle with mains shower over, tiling to splash backs, pedestal wash hand basin, central heating radiator.

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**Bedroom 2 (9' 10" x 9' 09" ) or (3.00m x 2.97m)**

Double glazed window to side, central heating radiator. Wood laminate flooring throughout.

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**Bedroom 3 (11' 05" x 9' 05" ) or (3.48m x 2.87m)**

Wood laminate flooring, double gazed window to side, central heating radiator.

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**Master Bedroom (13' 01" x 11' 08" ) or (3.99m x 3.56m)**

Upvc double glazed window to front and rear, central heating radiator. wood laminate flooring continued. Archway to walk in wardrobe area with mirrored sliding doors with shelving for hanging space.

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**En-suite shower room**

Single shower cubicle with electric shower over, low level wc, wash hand basin. Obscured double glazed window to side, central heating radiator.

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**Services**

Mains electricity, mains water, mains gas, mains drainage

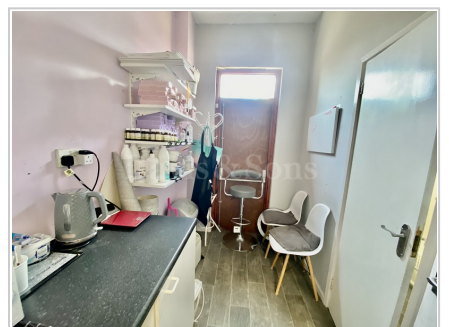
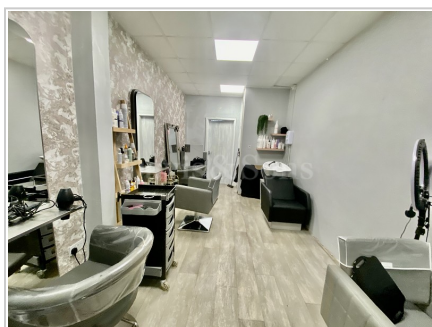
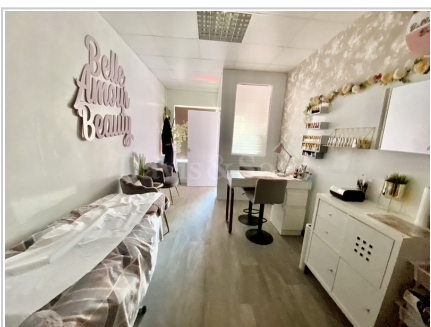
**Tenure**

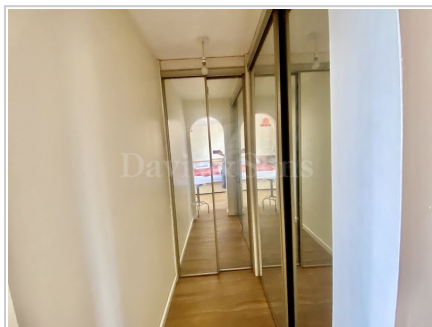
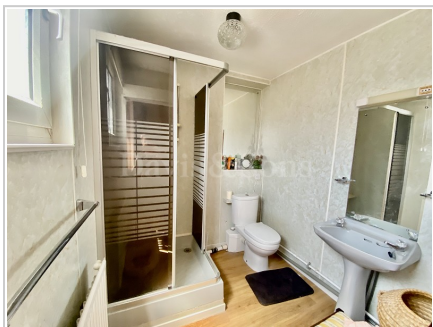
We are informed that the tenure is Freehold

**Council Tax**

Band Not Specified

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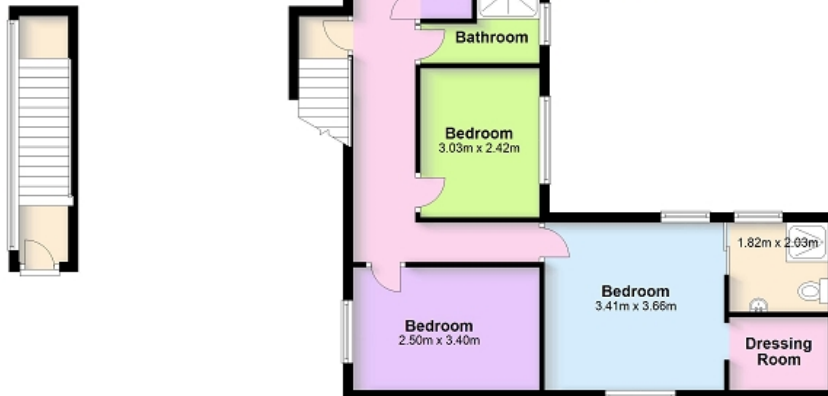
# Retail Unit



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Plan produced using PlanUp.

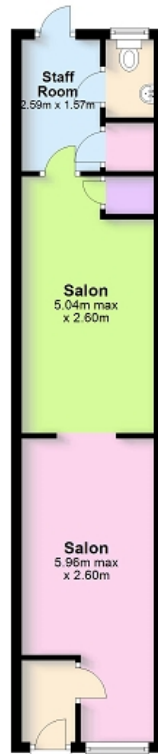
# Flat

## Ground Floor



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### Beauty Salon



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Plan produced using PlanUp.

*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.*