

1a Merriott Place  
 Maindee  
 Newport.  
 NP19 8DA

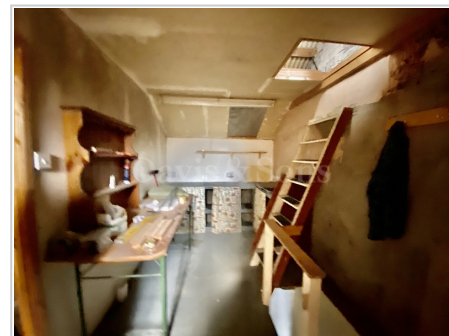
70,000



- 2 storey property total floor area Approx 81 sq meters
- Large ground floor area
- First floor kitchenette area
- First floor shower room
- Further 3 rooms on the first floor
- Huge potential to convert to residential (planning permission)
- Suit many business uses or storage
- Former garage
- Updating required

**Ref: PRC12886**

Viewing Instructions: Strictly By Appointment Only



## General Description

Huge Potential with this COMMERCIAL UNIT positioned in a Communal Lane off Chepstow Road in the Maindee area of Newport. Set over 2 floors with large open plan ground floor and first floor with 3 rooms, kitchenette area and shower room. Previously trading as a garage,this would suit many business uses, storage or potential to convert to living accommodation (if planning permission sought). Maindee is a thriving hub of many different businesses and viewing is highly recommended.

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## Accommodation

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### Introduction

We are pleased to offer for sale this commercial unit set over 2 floors positioned off a Communal Lane located off Chepstow Road in the Maindee area of Newport. The property is ideal for several business uses and also offers huge potential with (planning permission)to convert to a residential property. The property benefits from;-  
Mains electric and water supply  
Ground floor large open plan area.  
First floor you have a kitchenette, shower room and further three rooms.  
Updating required & viewing is highly recommended

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### Ground Floor (21' 0" x 11' 06") or (6.40m x 3.51m)

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### First Floor Landing

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### Kitchenette area

The kitchenette is located on the first floor landing area.

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### Shower Room

Shower cubicle, wc, and wash hand basin.

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### Room one

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### Room two

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### Room three

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:79

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## 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 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.*