

**56 Bridge Street  
 City Centre  
 Newport.  
 NP20 4BL**

**205,000**



- Set over 4 floors
- Previously used for offices
- City centre location
- Outside rear courtyard and outbuilding
- Viewing recommended.



**Ref: PRC12896**

**Viewing Instructions: Strictly By Appointment Only**

VAT Registration No. 615966610

Davis & Sons 1747 Ltd  
 Trading as Davis & Sons  
 Registered Office: 20 Cambrian Road, Newport, NP20 4AB  
 Registered in England & Wales No. 3227215

## General Description

Potential to convert to residential apartments (with planning permission from Newport city council). The property is set over 4 floors in an excellent location on Bridge street within walking distance to the railway station and city centre. The property also benefits from a rear yard and outbuilding. Previously used as office space.

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## Accommodation

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### Introduction

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### Entrance

Via door into;-

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### Hallway

Stairs to first floor entrance to basement and door to ground floor.

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### Basement

Large basement area.

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### Ground Floor

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#### Office (26' 7" x 13' 5") or (8.10m x 4.10m)

Aluminium glazed window, three central heating radiators. smoke alarm and alarm system. Door to basement.

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#### Office 2 (18' 1" x 11' 2") or (5.50m x 3.40m)

Central heating radiator, air con unit and single glazed window.

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#### Kitchenette (4' 7" x 4' 7") or (1.40m x 1.40m)

Base unit with sink, tow single glazed windows.

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### W.C

Wc, wash hand basin, single glazed window.

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### W.C

Wc, wash hand basin tiled walls and fire door exit.

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## First Floor Landing

Three further office spaces and wc. Single glazed window.

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### Office (7' 7" x 9' 2") or (2.30m x 2.80m)

Two single glazed windows, central heating radiator.

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### W.C

Wc, tiled walls and floor.

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### Office 2 (11' 6" x 11' 6") or (3.50m x 3.50m)

Single glazed window.

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### Office 3 (19' 8" x 14' 1") or (6.00m x 4.30m)

Two double glazed windows to front, central heating radiator.

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## Second floor landing

Split level landing with doors to Wc and offices.

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### W.C

Wc, wash hand basin and single glazed window.

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### Office (11' 6" x 12' 10") or (3.50m x 3.90m)

Central heating radiator, single glazed window and storage cupboards.

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### Office 2 (8' 6" x 13' 5") or (2.60m x 4.10m)

Central heating radiator, double glazed window to front.

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### Office 3 (12' 10" x 8' 10") or (3.90m x 2.70m)

Double glazed window to front, central heating radiator & storage cupboard.

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## Rear courtyard

Outbuilding for storage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

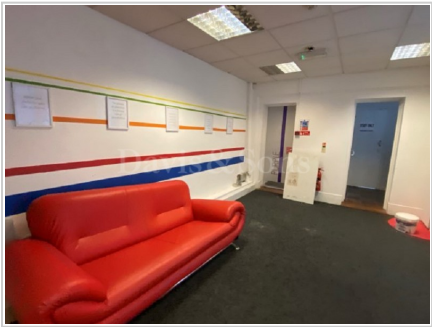
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Tenure

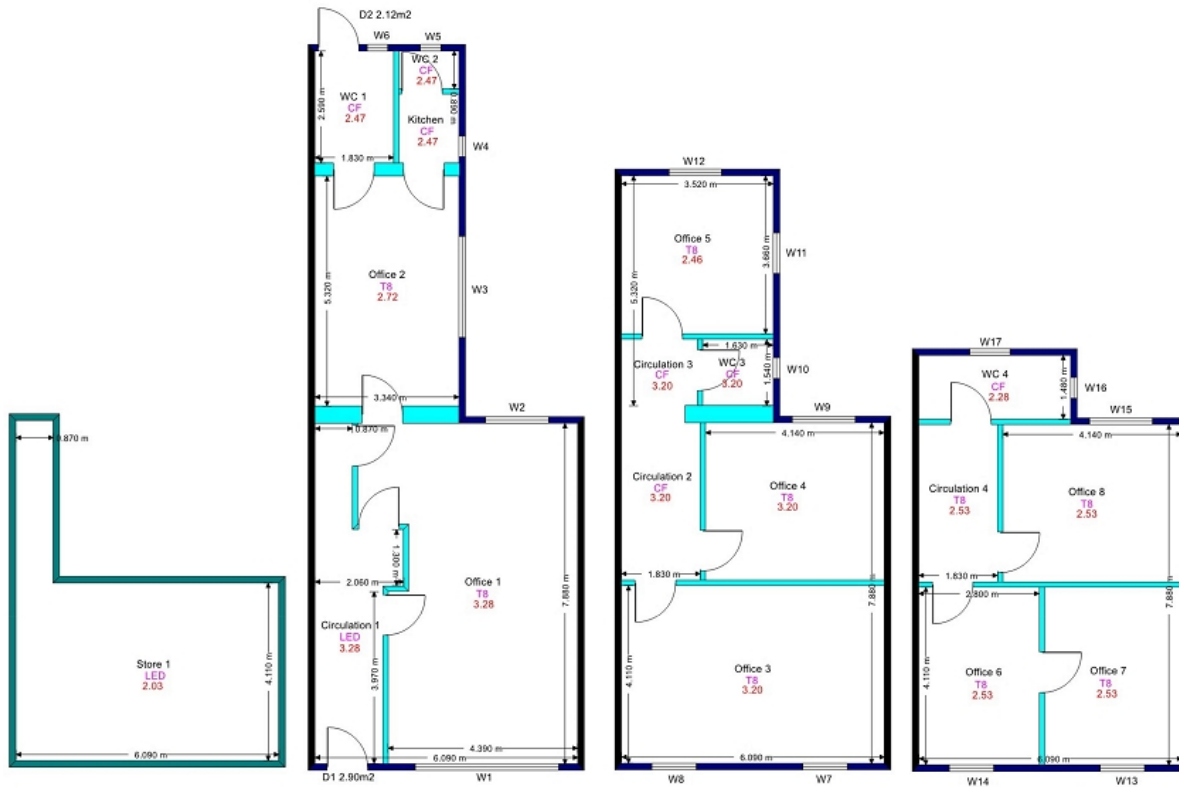
We are informed that the tenure is Freehold

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.