

Newport Office 20 Cambrian Road Newport

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60a Summerhill Avenue Newport NP19 8FQ £360,00

£360,000 OPEN TO OFFERS.



- Planning permission for a detached dwelling.
- Entrance / reception room
- Staff room / kitchen
- Side office
- Toilet
- · Storage / manufacturing warehouse to rear
- · Outside secure gated access to side, potential off road parking.
- FREEHOLD SALE
- FANTASTIC VIEWS FROM THE REAR

Ref: PRC13033

Viewing Instructions: Strictly By Appointment Only









General Description

OPEN TO OFFERS

Fantastic views across Newport towards the

Transporter Bridge & George Street Bridge etc.

FREEHOLD PREMISES FOR SALE.

PLANNING PERMISSION FOR A DETACHED RESIDENTIAL DWELLING.

COMMERCIAL office / warehouse / manufacturing premises.

Ideal for many small businesses, new starter business or a

business looking to move to larger premises.

Accommodation

Introduction

Davis and sons are pleased to offer FOR SALE this commercial office / warehouse / manufacturing premises currently being renovated throughout. The property is conveniently positioned just off Albert Avenue.

The property is comprises;- entrance / reception area, side office, toilet / inner hallway, staff room / kitchen, storage & manufacturing area with side secure access via large gate with potential for off road parking.

The property has been fully renovated with new electrical rewire, security alarm system, remote electric roller shutter doors to warehouse.

The site has also been granted residential planning permission for a detached family dwelling. (Further information and full details available upon request.)

Entrance (19' 03" x 14' 09") or (5.87m x 4.50m)

Reception and front desk, false ceiling with lighting and two electric storage heaters.

Side office (14' 10" x 8' 04") or (4.52m x 2.54m)

Window, false ceiling with lighting.

Toilet / Inner hallway (9' 0" x 7' 08") or (2.74m x 2.34m)

low level wc and wall mounted sink with wall mounted wall heater & tiled splash back.

Staff room / Kitchen (8' 05" x 9' 0") or (2.57m x 2.74m)

Wall mounted electric heater, wall and base units with work surfaces. Door into;-

Storage & manufacturing area (38' 0" x 19' 10") or (11.58m x 6.05m)

Roller shutter door, currently still under renovation. A fantastic size warehouse / storage small manufacturing, with full size roller shutter doors.

Outside

Secure side land with large gate and access to the storage / manufacturing area. Potential for off road parking. Driveway access with private gated entrance for extra security.

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

























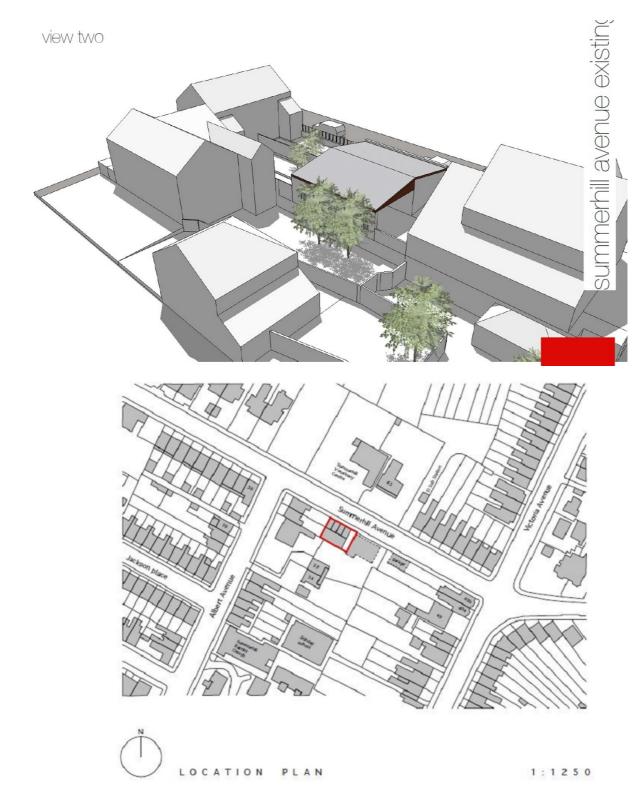




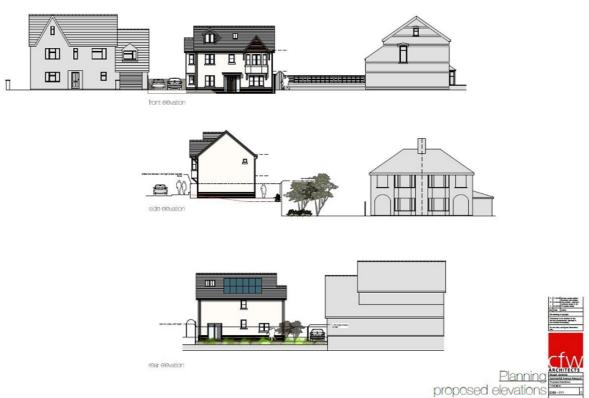


view one









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.