

Lot 9

102–104 Commercial Street Newport, NP20 1LU GUIDE PRICE: £190,000



**EXTENDED VACANT COMMERCIAL PREMISES
WITH OFFICES ABOVE OFFERING
DEVELOPMENT POTENTIAL**

This three storey mid-terrace building built of traditional brick construction under a pitch-tiled roof is in need of updating although it has been extended to the rear elevation. The property internally comprises of two retail units and two self-contained office suites. In our opinion there is development potential to the upper parts, possibly for a number of residential flats and the possibility of an A3 consent to the ground floor subject to obtaining any necessary planning consents. The property is situated on the main thoroughfare of Newport City Centre at a busy road junction where Commercial Street joins Cardiff Road. The property is sold with vacant possession and we understand that VAT is not applicable to this lot.

ACCOMMODATION

Overall area approximately 3552 sq ft

TENURE

Freehold

LOCAL AUTHORITY

Newport City Council 01633 656656
Adopted Rateable Value to be confirmed

VENDORS SOLICITORS

Uday Radia, Irvings Solicitors, Scottish Provident House
76-80 College Road, Harrow, Middlesex HA1 1BQ
020 8427 6600

VIEWING

By appointment through the auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN