

## 368 Chepstow Road, Newport, Gwent, NP19 8JH

Auction Guide Price +++ £125,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD MIXED USE INVESTMENT
- RETAIL UNIT | 3 BED FLAT
- FULLY LET PRODUCING £20,100 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold MIXED USE INVESTMENT ( 2408 Sq Ft ) comprising RETAIL UNIT and self contained 3 BED FLAT producing £20,100 pa

# 368 Chepstow Road, Newport, Gwent, NP19 8JH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 368 Chepstow Road, Newport, NP19 8JH

Lot Number 63

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold mixed use investment property ( 2408 Sq Ft ) occupying a prominent trading position on Chepstow Road with accommodation arranged over 2 floors comprising a ground floor retail unit and self contained 3 bedroom flat on the first floor  
Sold subject to existing tenancies - business not affected

Tenure - Freehold

Council Tax - B

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT | £20,100 PA

The property is let as a whole to the occupier on a FRI lease producing £20,100 pa - please refer to legal pack for copy of the lease.  
We understand the flat is now in need of modernisation but it has not been inspected.

Sold subject to existing tenancies - business not affected

### LOCATION

A popular residential location with easy access to Newport City Centre and excellent road networks to Cardiff & Bristol being just 2 miles from Junction 24 of the M4 at the Coldra and 2 miles from the city centre. Interested parties should note the removal of both Severn Bridge Tolls has made Newport and the surrounding areas extremely popular.

### SOLICITORS & COMPLETION

Avita Mattu

Brecher Solicitors

t: 020 8154 2951

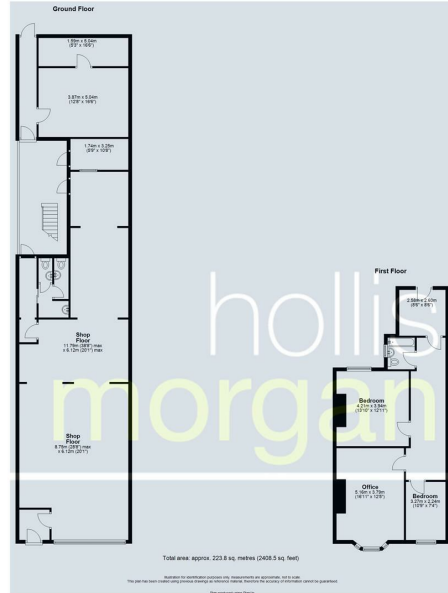
e: amattu@brecher.co.uk

www.brecher.co.uk

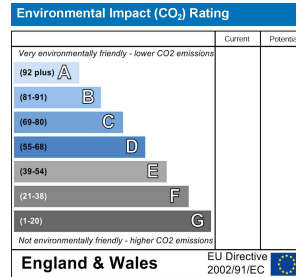
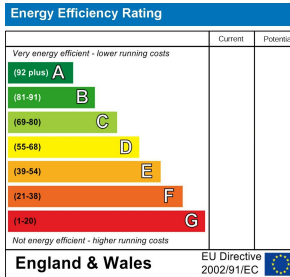
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



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Clifton

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.