

## 317 Corporation Road, Newport, Gwent, NP19 0FN

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
- LEASEHOLD MIXED USE PROPERTY
- TAKE AWAY | SELF CONTAINED FLAT
- FULLY LET £15,600 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold MIXED USE INVESTMENT ( 1913 Sq Ft ) comprising RETAIL UNIT and self contained 3 BED FLAT producing £15,600 pa

# 317 Corporation Road, Newport, Gwent, NP19 0FN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 317 Corporation Road, Newport, NP19 0FN

Lot Number 65

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 long leasehold mixed use investment property occupying a prominent trading position on the corner of Bliston Street and Corporation Road with accommodation ( 1913 Sq Ft ) arranged over 2 floors comprising a ground floor take away and self contained 3 bed flat on the upper floor.  
Sold subject to existing tenancies - business not affected

Tenure - Leasehold ( 999 years | 878 Remaining )

Council Tax - C

EPC -

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

MIXED USE INVESTMENT £15,600 pa

The property is let on a FRI lease to the occupier expiring 2028 producing £15,600 pa - please refer to legal pack for copy of the lease.  
There is an additional advertising board on the side of the property | income unknown - please refer to online legal pack.

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.

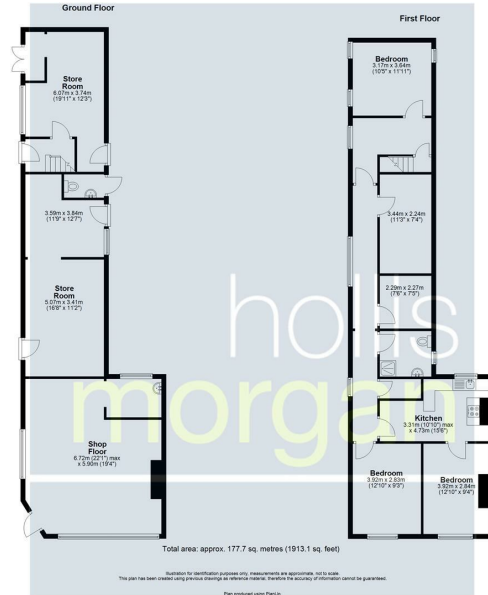
### SOLICITORS & COMPLETION

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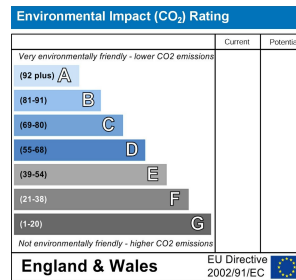
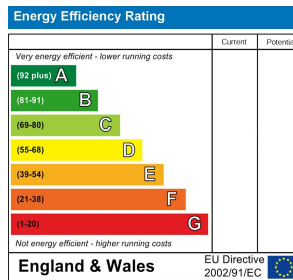
### EXTENDED COMPLETION

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

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

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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.