

**FOR SALE**  
INDUSTRIAL UNIT  
BUSINESS UNAFFECTED  
329.35 SQ M (3,545 SQ FT)



**PONTHIR TYRE SERVICES  
UNIT 3 BOXER TRADING ESTATE  
PONTHIR ROAD  
CAERLEON, NEWPORT  
NP18 3NY**

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

The property is located on Ponthir Road, Caerleon, a town on the outskirts of Newport. The subject property is situated in a highly prominent and visible location on Ponthir Road (B4236), which links Caerleon with Cwmbran. The road itself has a high level of passing vehicular traffic.

## DESCRIPTION

- End of terrace two storey industrial unit.
- Includes tyre fitting business.
- Lower ground floor is informally let to two tenants.
- Further information on the business and accounts are available to interested parties.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor		
Workshop	138.55	1491
Mezzanine	52.25	563
Staff Toilet	-	-
Lower Ground Floor	138.55	1491
<b>Total Net Internal Area</b>	<b>329.35</b>	<b>3545</b>

## TENURE

The property is available freehold.

## GUIDE PRICE

£375,000.00 (Three hundred and seventy five thousand pounds).

## BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Workshop and Premises  
Rateable Value: £7,000

Interested parties are advised to make their own enquiries with Newport City Council to ascertain the exact rates payable.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the sale price, but this will be confirmed.

## PLANNING

We have not made enquiries with Newport City Council with regards to the current planning consent, however, we have assumed that the property has planning for tyre fitting (sui generis use) under the Town & Country Planning (Use Classes) Order for Wales. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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**SUBJECT TO CONTRACT**  
**November 2023**

