

FOR SALE

REFURBISHMENT & DEVELOPMENT OPPORTUNITY



81 NEWPORT ROAD
CALDICOT
MONMOUTHSHIRE
NP26 4BS

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located on Newport Road, Caldicot, Monmouthshire, in a predominantly residential location. The property is situated close to the A48, a main arterial route, linking Caldicot to Chepstow, the M48 motorway and Newport.

DESCRIPTION

The property itself comprises a detached two story building providing a veterinary surgery with a flat above. To the rear is a large car park where a planning application has been submitted to construct a three bedroom detached dwelling (Application Number DM/2023/01620 with Monmouthshire County Council).

There is potential to convert the building into a dwelling or two flats subject to planning.

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		
Entrance Lobby	2.60	28
Reception	18.40	198
Surgery	12.68	137
Rear Room	10.95	118
Surgery	9.24	100
Store	7.48	81
External Toilet	-	-
Ground Floor Net Internal Area	61.35	662
First Floor Flat		
Kitchen/Diner	16.35	176
Inner Hallway		
Living Room	12.37	133
Bedroom 1	15.17	163
Bedroom 2	12.56	135
Bathroom		
Flat Gross Internal Area	71.99	775
External		

Storage Building	7.54	81
Front Garden		
Side Driveway		
Rear Car Park (8/10 Spaces Double Parked)		

TENURE

The property is available freehold.

GUIDE PRICE

£350,000.00 (Three hundred and fifty thousand pounds).

BUSINESS RATES & COUNCIL TAX

The Valuation Office Agency website states the property is assessed for Business Rates as:-

Description: Office and Premises
Rateable Value: £2,175

The Valuation Office Agency website states the property is assessed for Council Tax as:-

Band B
Amount Payable 2024/25: £1,668.26

COSTS

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

PLANNING

A planning application has been submitted to construct a three bedroom detached dwelling (Application Number DM/2023/01620).

A copy of the application is available from the agents or online.

We have not made enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for Sui Generis under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The veterinary surgery has an EPC rating of 59 C.

The flat has an EPC rating of 70 C.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants Ltd:-

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SUBJECT TO CONTRACT
January 2025

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