



## 47 Duckpool Road, Newport Gwent NP19 8FL

**£250,000**

**\*\*FREEHOLD\*\*COMMERCIAL OFFICES WITH TWO BEDROOM FLAT\*\*GREAT LOCATION\*\*DEVELOPMENT OPPORTUNITY\*\***

Parkmans are please to present this commercial office block and two-bedroom flat located in the centre of Maindee, Newport. Close to local amenities and excellent transport links.

The property has been used as an office and has been maintained to a very good standard throughout, the kitchen is modern and provides a lot of workspace, the property also has the benefit of a completely separate two-bedroom flat upstairs with its own access and utilities that could be Let for additional income.

You enter the main office into the reception room, providing access to two downstairs WC rooms, the small rear garden and office rooms. On the first floor there is a separate access to the additional two offices rooms on the second floor. The measurements for the building can be found on the floorplan, this is a substantial property that could be converted, pending planning approval.

Call Parkmans today to avoid disappointment, viewing is by strict appointment only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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