



48-49 Commercial Street, Newport, NP20 1LP

FOR SALE

HIGH STREET RETAIL INVESTMENT

7,623 sq ft (708.23 sq m)

- + Part occupied investment
- + Redevelopment potential
- + Quoting £170,000

029 2081 1581

LOCATION

The property is located in Newport, Wale's third largest city. Newport is situated approximately 12 miles south west and 31 miles east of Cardiff and Bristol, respectively. The city has excellent connectivity with accessibility via a number of exists from the M4 Motorway. The property occupies an excellent location on the pedestrianised shopping area of Commercial Street.

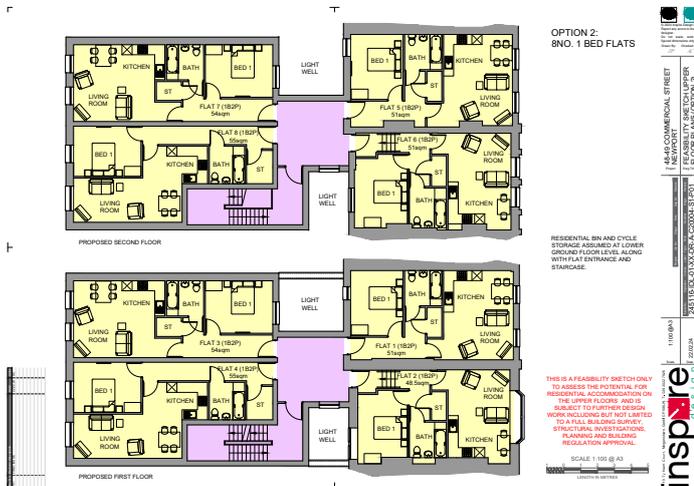
Notable occupiers in close proximity include Greggs, Kaspas Desserts and Primark. The property is also a short walk from Friars Walk shopping centre.

DESCRIPTION

The property comprises a mid-terrace building currently occupied by Deichmann Footwear. It has excellent glazed frontage onto Commercial Street. The property is currently configured to provide ground floor retail accommodation with storage / staff areas to the basement occupied by the Tenant. The 1st and 2nd floors are currently unused and are suitable for redevelopment, subject to planning.

REDEVELOPMENT

The property provides excellent redevelopment potential to provide residential accommodation to the upper floors, subject to planning. An indicative scheme plan can be found below.



Plans are for illustrative purposes only.

ACCOMMODATION

We have been informed the property comprises the following areas:

Basement	2,743 sq ft		(254.87 sq m)
Ground Floor	2,880 sq ft		(267.56 sq m)
First Floor	1,000 sq ft		(92.90 sq m)
Second Floor	1,000 sq ft		(92.90 sq m)

TOTAL **7,623 sq ft** | **(708.23 sq m)**

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OCCUPATIONAL LEASE

The property is currently occupied by Deichmann-Shoes UK Limited on a lease expiring in September 2024. The Tenant is currently paying £12,500 per annum.

PRICE

The quoting price for the property is £170,000.

TENURE

The freehold interest is available to purchase subject to the occupational lease to Deichmann.

BUSINESS RATES

The property has a rateable value of £32,750. Interested parties should rely on their own enquiries with the Local Authority.

EPC

We understand the property has an EPC rating of C (74). A copy of the certificate can be provided upon request.

VAT

It is anticipated that the sale of this property will be treated as a Transfer of a Going Concern (TOGC)

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
 Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

May 2024

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.