

Corporation Road, Newport

Offers Invited £220,000



3 Bedroom Shop with Living Accommodation

- Excellent investment opportunity
- Requiring some modernisation in areas
- Shop front with additional store rooms
- Large maisonette above
- Prominent location near to City Centre
- Rear entrance with courtyard



[Location Map](#)

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Corporation Road, Newport, NP19 0AR

Introduction

A rare and exciting opportunity to purchase 16 Corporation Road, a building consisting of ground floor retail/shop space and a spacious maisonette above, occupying this prominent position near to Clarence Place, minutes from Newport City Centre.

Number 16 presents a fantastic opportunity for those looking for start or expand their commercial business and reside in the large maisonette above, or permanently split both areas to further increase investment (subject to planning and permissions).

To the ground floor, the shop is accessible via the main entrance which leads in to the customer-facing area which is of good size and features a secure roller shutter to the front. There are two additional rooms towards the rear of the building, a WC and access out to a courtyard with rear access.

The maisonette can either be accessed from the rear of the shop or by using a separate entrance door to the front. The living accommodation is versatile and currently houses three large bedrooms, two reception areas and two kitchens however there could be potential to split it into two spacious flats, subject to relevant planning and permissions.

We are advised that there are respective electric meters however both the shop and maisonette share gas and water supplies.

Business rates

Business Rates :- We are advised the building has a rateable value of £4,500 and benefits from a small business rates relief

Tenure

Advised freehold

Viewing

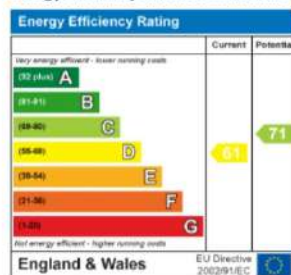
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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Boundaries

All boundaries should be confirmed by your solicitor

Energy Efficiency and Environmental Impact



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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COMMERCIAL SOLD STG

Chepstow Road, 264 Chepstow Road, NP19

Guide Price

£190,000

PROPERTY TYPE: Hairdresser / Barber Shop

BEDROOMS: 2

BATHROOMS: 1

SIZE: 1,216 sq ft
113 sq m

Description

GUIDE PRICE: £190,000 - £210,000

We are delighted to present this impressive property, consisting of both a ground floor commercial premises and a two bedroom apartment above. A fantastic opportunity to acquire a spacious and versatile commercial property conveniently located on Chepstow Road, one of the town's busiest and most well-connected

[Read full description](#)

Chepstow Road, 264 Chepstow Road, NP19

Approximate location



Open map

Street View

NEAREST STATIONS

Newport (S. Wales) Station	3.1 miles
Pye Corner Station	3.0 miles
Rugby Station	4.1 miles

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South Wales

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Notes

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