



UNIT 2 LIBENETH ROAD NEWPORT NP19 9AP

Industrial Units Available For Sale

Two Connecting Units

Easy Access to M4 Motorway & Newport City Centre

Rare Opportunity To purchase Freehold Units

Units provide approximately 2,364 sq ft (219.60 sq m)

Quoting offers in excess of £185,000 (No VAT)



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network. The City has an immediate population of approximately 137,000.

The property is located on Libeneth Road, which is 2 miles from the city centre in an established industrial location. Nearby occupiers include the Newport MOT and Repair Centre

DESCRIPTION

The property provides two industrial units of steel frame construction and concrete floors. The units are of identical construction and are connected via a pedestrian access door, or could be opened up further if required.

The units benefit from wall mounted three phase power, strip lighting and a minimum eaves height of 3.19m. Access to the property is via a pedestrian door and a roller shutter door for each unit of 2.99m by 2.99m. Each unit has separate office accommodation and WC facilities.

There is secure and gated access to the property including a yard area suitable for storage and parking.

CURRENT TENANT

Unit 2B is currently let on a 5 year lease with 3 years remaining at a rent of £10,000 pa exclusive. The tenant has indicated they could vacate early to allow a vacant property.

ACCOMMODATION

	UNIT 2A	UNIT 2B	TOTAL
Warehouse	97.23	96.59	193.82
Office	8.97	8.97	17.94
WC	3.92	3.92	7.84
Total:	110.12sq m (1,185 sq ft)	109.48sq m (1,178 sq ft)	219.60 sq m (2,364 sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656656

RATING ASSESSMENT

	UNIT 2A	UNIT 2B
RATEABLE VALUE:	£4,250	£4,100
RATES PAYABLE:	£2,414	£2,329

Some occupiers may qualify for "small business relief" which will provide a discount or full exemption on the above figures. Interested parties should contact Newport City Council for more information.

TENURE

We have been instructed to seek offers in excess of £185,000.

VAT

We are advised that the property is not elected for VAT and therefore VAT should not be payable on the purchase. However, interested parties are advised to make their own enquiries.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

CLAIRE BIGNELL

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