



39 LLANARTH STREET, NEWPORT, NP20 1HR

Takeaway / Restaurant for Sale

Located close To Friars Walk & Kingsway Shopping Centres

Potential Alternative Uses for Upper floors

1,758 sq Ft (163.35 sq m)

Available With or Without Existing Business

Quoting £299,000 exclusive



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 and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located at the heart of Newport City Centre very close to Friars Walk and Kingsway Shopping Centres. Surrounding occupiers include Taco Bell, M&S, Principality Building Society, Coffee No 1 and many more.

DESCRIPTION

The property is a multi-storey building providing a fish and chip shop / restaurant with ancillary accommodation at basement level and on upper floors.

The shop front has large windows fronting onto Llanarth Street. To the front of the ground floor is the cooking and serving area. To the rear of the ground floor is the restaurant area, providing seating for 35- 40 covers, together with WC.

The basement provides storage and food preparation areas and benefits from rear access.

The upper floors are currently used for storage but were used many years ago as residential accommodation and there is the possibility that this could be done again. There is, we believe, also potential for further redevelopment to create more space.

To the rear of the property there is space for 2 cars to park.

ACCOMMODATION

Basement	Not measured	
Ground Floor	74.72 sq m	(804 sq ft)
First Floor	44.33 sq m	(477 sq ft)
Second Floor	44.30 sq m	(477 sq ft)
Total	163.35 sq m	(1,758 sq ft)

PLANNING

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

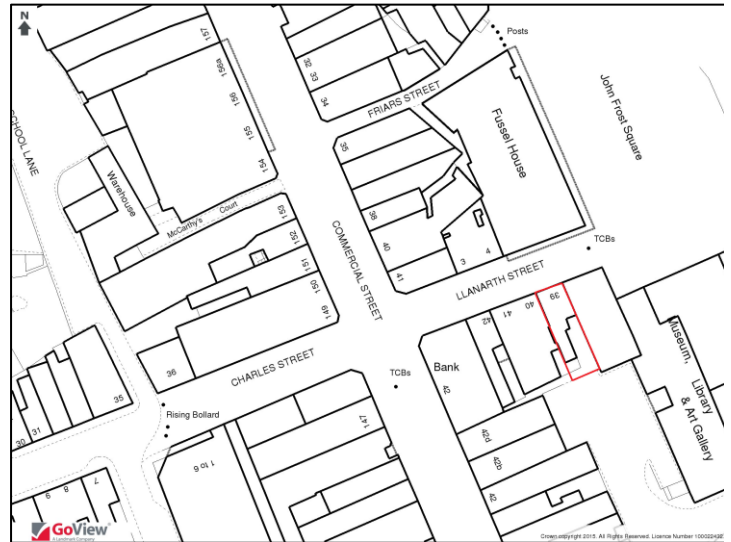
LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

RATING ASSESSMENT

RATEABLE VALUE:	£11,750
RATES PAYABLE:	£6,674*

For 2024-25, discount is available for retail, leisure and hospitality businesses within Newport City Centre through both WAG and NCC. The discount can result in up to 65% reduction in the business rates payable suggested above.



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

ENERGY PERFORMANCE CERTIFICATE.

An EPC has been ordered and will be available shortly.

TENURE

The property is available to purchase with vacant possession at a quoting price of £299,000 exclusive.

Alternatively, if a purchaser is interested in buying the business also, this is available by way of negotiation.

VIEWING

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

DAN SMITH
01633 740 740
dan@m4pc.co.uk

CLAIRE BIGNELL
01633 740 740
claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

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M793 Ravensworth 01670 713330