



MATT'S MOTORS, 26 COOMASSIE STREET, NEWPORT, NP20 2JP

Business and Freehold Unit For Sale

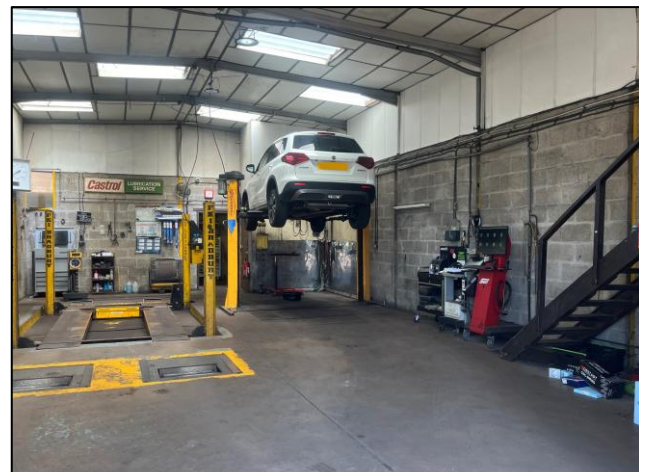
Fully Equipped Class 4 MOT Test Centre

Well Respected Business with Good Trading History

Established Industrial Location

Approximately 2,253 Sq Ft (194.18 Sq M)

Quoting £450,000 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 on Coomassie Street in Newport. This is an established motor industrial area with nearby occupiers including AMS point, P&D Autofix and Dale Motors amongst others. Newport city centre is approximately 2 miles away. Road connections are good and the M4 is approximately 4 miles away at Junction 24.

DESCRIPTION

The unit is currently used as a garage and MOT Centre and is being offered for sale as a business, including all the equipment and the freehold property. The property is split into two sections with a minimum eaves height of 3.88m. Elevations are a mixture of metal sheeting cladding to the higher level and external concrete panel, internal blockwork to the lower level. There is a metal roof sheet supported by a portal frame with a ceiling installed below and natural lighting in the eaves.

The warehouse provides two spaces each with roller shutter door access measuring 3.44 wide by 3.57 height and 2.93 wide by 2.76 height. The warehouse benefits from 3 phase electricity, 4 vehicle ramps, lighting, and toilet area. There is a waiting area/kitchen to the front of the property accessed via a pedestrian door and with the benefit of a shuttered window

There are separate offices to the first floor and a mezzanine floor for storage to the rear. The first floor offices benefit from laminate flooring and strip lighting. There is the benefit of an alarm system currently connected to the police.

Externally, the property provides car parking to the front of the property and is gated and fenced. There is on street parking and a pay and display car park nearby.

ACCOMMODATION

Warehouse	175.06 sq m	(1,884 sq ft)
Office	9.55 sq m	(103 sq ft)
First Floor Office	9.55 sq m	(103 sq ft)
Mezzanine Floor	15.18	(163)
Total Area:	209.34 sq m	(2,253 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:-

RATING ASSESSMENT

RATEABLE VALUE:	£14,750
RATES PAYABLE :	£7,405



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



EPC

An EPC has been applied for and will be available shortly.

TENURE

The business, equipment and freehold interest in the property are available for offers in excess of £450,000.

A full inventory of equipment and accounts information are available on request.

VIEWING

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

CLAIRE BIGNELL
07548 558793
claire@m4pc.co.uk



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m4pc.co.uk

11 Park Square, Newport NP20 4EL

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