



114 LOWER DOCK STREET, NEWPORT, NP20 2AG

Office Accommodation to Sell (May Let)

Historic Building with Original Features

Secure Off Street Parking and Garage

Potential for Alternative Uses (STP)

4,146 sq ft (385 sq m)

Quoting £500,000 plus 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 and provides regular train services to London Paddington. The City has an immediate population of approximately 159,000.

The property is located on Lower Dock Street, with nearby occupiers including a mixture of offices and retail occupiers, an Asda Supermarket, and the Passport Office are nearby amongst others

DESCRIPTION

The property is a three storey mid terraced office building with prominent historic features.

The accommodation is well decorated with each floor having separate boiler, WC and Kitchen facilities. It benefits from radiators, single glazed windows, strip lighting, wood flooring and wall mounted sockets. The offices are predominately open plan with individual partitioned offices on each floor.

In addition, there is a basement for storage and a garage with the potential to fit 4 cars. The property is accessed by two individual pedestrian entrances to the front and a separate rear access with stairs to each floor.

ACCOMMODATION

Ground Floor	125 sq m	(1,344 sq ft)
First Floor	128 sq m	(1,380 sq ft)
Second Floor	132 sq m	(1,422 sq ft)
Total	385 sq m	(4,146 sq ft)

PLANNING

We understand that the property benefits from planning consent for office 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

	GRD/2ND FLR	FIRST FLR
RATEABLE VALUE:	£14,750	£16,250
RATES PAYABLE:	£7,405	£8,158

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is being prepared and will be available shortly.



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

TENURE

The freehold interest is available for sale quoting offers in excess of £500,000 plus VAT. Alternatively, the leasehold interest in the property could be available for £40,000 pa exclusive

VIEWING

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

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