



## 16 Corporation Road Newport



### SHOP WITH SPACIOUS MAISONETTE ABOVE

- EXCELLENT INVESTMENT OPPORTUNITY
- SHOP FRONT WITH ADDITIONAL STORE ROOMS
- PROMINENT LOCATION NEAR TO CITY CENTRE
- REQUIRING SOME MODERNISATION IN AREAS
- LARGE MAISONETTE ABOVE
- REAR ENTRANCE WITH COURTYARD

**Offers Invited £220,000**



#### CARDIFF

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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.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.


## **Boundaries**

All boundaries should be confirmed by your solicitor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>71</b>
(39-54) <b>E</b>	<b>61</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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