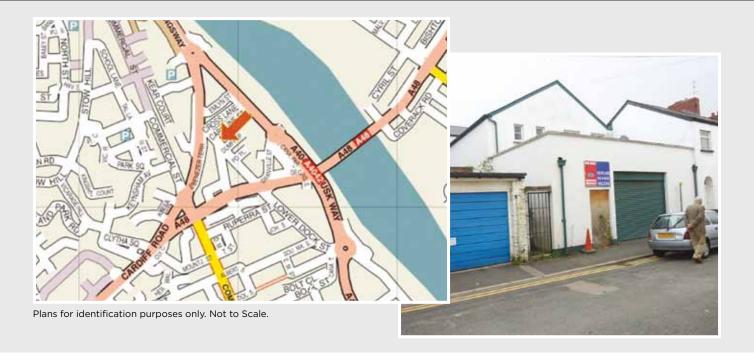
FOR SALE

63 LOWER DOCK STREET NEWPORT NP20 1ET



Approx 619m² (6660ft²)

Freehold Showrooms Offices & Stores
WITH DEVELOPMENT POTENTIAL



LOCATION

Lower Dock Street is situated in a mixed commercial area on the edge of the city centre with easy access to the new Southern Link Road (A4232) and the M4 motorway (junctions 24 & 28). The area has seen considerable regeneration improvements in recent years with associated new office development at nearby George Street and the new Theatre & University buildings on the riverfront.

DESCRIPTION

A substantial L-shaped 3 storey retail showroom with ancillary offices fronting Lower Dock Street but with return frontage and access to loading bay and stores from Dumfries Place.

ACCOMMODATION

	m²	ft²
Ground Floor	274	2,952
First	211	2,280
Second	133	1,427
Total	619	6,660

SPECIFICATION

- 6m frontage
- 24m depth
- Ground floor Showroom
- Side/rear loading bay and stores
- First floor Showroom Offices and stores
- Second floor storage

TENURE

Freehold with vacant possession.

RATES

Rateable value (2010) £6,800

UBR (2010/11) 40.9p

PLANNING

The property was previously used for retail class A1 of the Town & Country Planning (Use Classes) Order 1987 but is suitable for a variety of uses including B1 Offices and restaurant/takeaway subject to planning consent.

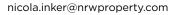
PRICE

Offers in the region of £199,500.

VIEWING/FURTHER INFORMATION

Further information and floorplans through the joint agents.







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