

# FOR SALE

## 63 LOWER DOCK STREET NEWPORT NP20 1ET



Approx 619m<sup>2</sup> (6660ft<sup>2</sup>)

**Freehold Showrooms Offices & Stores**  
WITH DEVELOPMENT POTENTIAL



Plans for identification purposes only. Not to Scale.



## 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

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	274	2,952
First	211	2,280
Second	133	1,427
<b>Total</b>	<b>619</b>	<b>6,660</b>

## 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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