



SITUATION

The property is located close to the junction with King Street, opposite a large modern Police Headquarters building and only a short distance from the busy Commercial Road, amongst such multiples as **Halfords, Subway** and **Pizza Hut**.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff with excellent access via the M4 motorway (Junctions 24 and 25).

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Internal Width	15'5"
widening to	18'8"
Shop Depth	57'2"
Built Depth	62'3"
Sales Area	Approx 855 sq ft
Kitchen, WC	

TENURE

Leasehold for a term of 999 years from 2nd May 2006 at a fixed ground rent of £100 p.a.

Offered with FULL VACANT POSSESSION

Vacant Shop

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



JOINT AUCTIONEERS
Parrys Commercial, Wentworth House,
Langstone Business Village, Priory Drive,
Newport, Gwent NP18 2HJ Tel: 01633 508508 Ref: A. Riddell Esq

VENDOR'S SOLICITORS
Irving's - Tel: 020 8427 6600
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts