

- **THREE STOREY COMMERCIAL WITH RESIDENTIAL INVESTMENT**
- **2 GROUND FLOOR FRONT OFFICES / RETAIL SPACE**
- **2 REAR OFFICES / STORAGE ROOMS**
- **CLOAKROOM**
- **RESIDENTIAL 2 STORY APARTMENT**
- **FULLY FITTED KITCHEN / DINING AREA**
- **LOUNGE**
- **2 BEDROOM S**
- **MODERN BATHROOM WITH SHOWER CUBICLE**
- **GAS CENTRAL HEATING**

LOCATION

This prominent mixed-use, three-storey property occupies a highly visible position on Caerleon Road, one of Newport's busiest and best-connected arterial routes.

The building comprises a ground-floor commercial unit with two residential floors above.

The commercial accommodation is currently configured as two offices to the front with two large storage rooms to the rear, benefiting from excellent frontage, high levels of passing footfall, and strong transport links, including regular bus services and convenient access to the M4 motorway at Junction 25 and 26.

ACCOMMODATION

Commercial Unit (Ground Floor)

Front office 1	25'10" x 13'02 "
Front office 2	21'03" x 14'4"
Storage room 1	
Storage room 2	
W/C	

Apartment (accessed via internal staircase):

Kitchen with diner	11'07" x 10'00" (fully fitted kitchen)
Lounge	13'02" x 12'04" (staircase to upper level)
Bedroom 1	27'6' x 11'06"
Bedroom 2	Double
Bathroom	White 3 piece white suite with separate shower cubicle

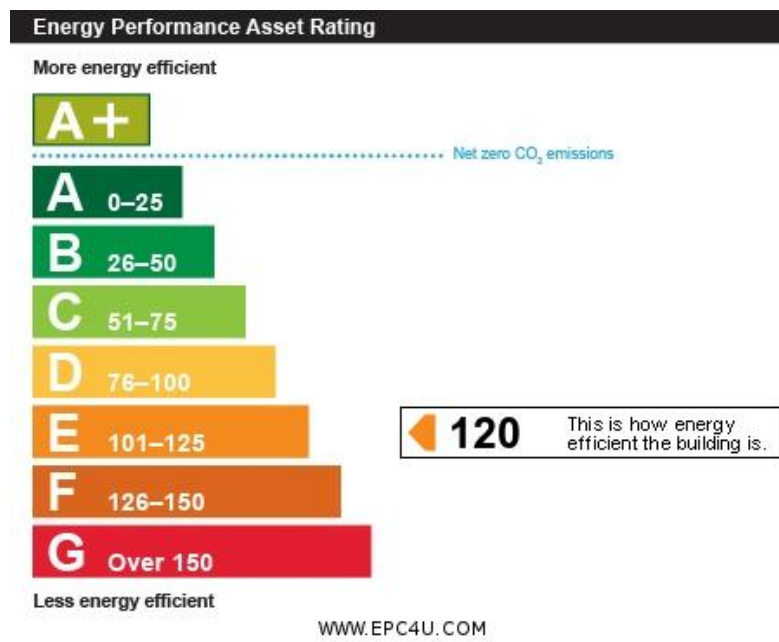
TENURE

Freehold

BUSINESS RATES

Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted. We have not made enquiries with Newport County Council with regards to the current planning consent, however, we have assumed that the property has planning for A1 (Retail) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

EPC



FLOOR PLANS



TOTAL FLOOR AREA : 2036 sq.ft. (189.2 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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SERVICES

We understand that mains electricity and water are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements, and all wayleaves, whether referred to or not in these particulars.

TERMS

The site is FOR SALE freehold at an asking price of £245,000.

VAT

We understand that VAT is not charged.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

Please contact us on 01633 401070 to view.

Strictly by appointment with the Agents

Agents Note:

Smooth Moves Property Agents Limited is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

All room sizes are approximate. Electrical installations, plumbing and central heating installations along with drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition for fitness for purpose is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of appliances, installation or of any element of the structure or fabric of the property.

Smooth Moves Property Agents Limited for themselves and for the Vendors and Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessees and do not constitute part of an offer of contract (ii) all descriptions, dimensions, reference to condition and necessary permissions are for use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Smooth Moves Property Agents Limited has any authority to make or give any representation or warranty whatever in relation to the property