



DAVIS
& SONS

1st in Wales

established 1747

3 Commercial Road Newport NP20 2PA



Ref: PRC13049

£650 Monthly

SPACIOUS. WELL PRESENTED. A1 PLANNING USE.

Huge scope for many different uses for this property and in a central location with passing trade and set within many other trading businesses.

The property is ready to put your stamp on it.

Viewing is highly recommended.

Total floor area - 29 square metres.

ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

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Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

Introduction

We are pleased to offer To Let this main road location in well know area of the city. The shop is located within other local businesses Refurbished throughout.

The area around Commercial Road, Newport, NP20 2PA is the city centre, which is a busy, urban location with a mix of residential and commercial properties, including period flats and shops. This area is near the junction with Cardiff Road and George Street, and is described as being in the "heart of the city centre"

Viewing recommended

Shop

Feature double glazed window frontage with double glazed front door. To the rear of the staff area and wc.

Plastered and painted throughout, wood flooring.

A space to make your mark on.

W.C

Toilet and sink.

Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	60	
39-54 E		
21-38 F		
1-20 G		



PLEASE NOTE: All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons 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 Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the 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 Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.