



## 7 CROSS STREET, CAERLEON, NP18 1AF

Rare Freehold Opportunity in Caerleon

Ground floor retail unit + spacious 3 bedroom maisonette

Ground floor previously hair salon and florist

Very generous size maisonette on first and second floor

Rear Garden with very large Log Cabin to be left in-situ

Quoting £400,000 plus VAT



## LOCATION

Caerleon is historical village within the boundaries of Newport. It lies to the north of Newport city centre and just two miles from the M4 motorway with access via junctions 24, 25 and 26. The village has a population of c 8,000 (2021 census) and it has two well regarded primary schools and a comprehensive school also. It's roman history and its' facilities including several pubs, restaurants, hotels and shops make it an appealing location for visitors and residents.

The property is located on Cross Street in heart of Caerleon Village. Nearby occupiers include Yema Restaurant, The Red Fort, The Bull Public House, The Post Office, Coffiology and The Priory Hotel and restaurant.

## DESCRIPTION

The property provides a retail unit with ancillary accommodation on the ground floor and a 3 bedroom maisonette on the upper floors. There is a good size garden to the rear of the property, with a very large log cabin.

The ground floor retail unit was previously used as hair salon and a florist before that. It provides open plan retail accommodation to the front with ancillary offices / stores to the rear. It benefits from wood laminate flooring throughout, wood panelled and painted walls, a mixture of spot and wall lighting, a kitchen and WC.

The maisonette provides a large open plan kitchen / diner / living room, bathroom, separate WC and an excellent size master bedroom at first floor. At second floor, there are two further bedrooms. There is a raised patio to the rear of the property, the very large log cabin and a further patio area.

There are pay and display car parks and on street parking nearby.

## ACCOMMODATION

Ground Floor: 101.36 sq m (1,093 sq ft)

## PLANNING

We understand that the property benefits from planning consent for retail use. However, we recommend that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

### Newport City Council:

Tel: 01633 656656

## RATING ASSESSMENT

RATEABLE VALUE (Ground Floor): £8,400  
RATES PAYABLE: £4,771.20\*

\* Most businesses will qualify for small business relief, benefiting from a discount of over 50% on the rates payable listed above.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

## EPC

Energy Performance for the commercial unit is show below:



## TENURE

The freehold interest in the property is available for £400,000.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

### DAN SMITH

07889 178 995 / 01633 740 740  
dan@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330