

10 / 10A Baneswell Road  
Newport  
NP20 4BP

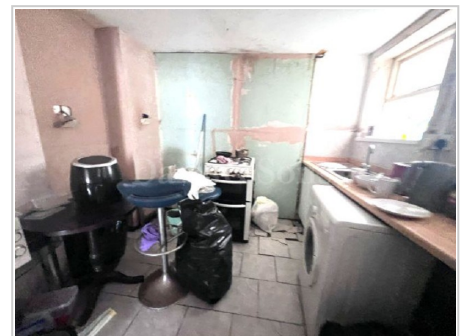
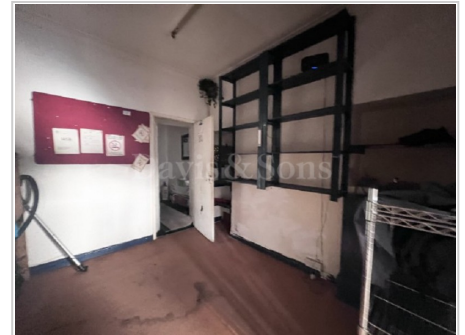
150,000



- Mixed use commercial
- Shop to the ground floor
- 1 bedroom flat above with separate entrance
- Rear approx 80ft garden
- City centre location
- VIEWING IS HIGHLY RECOMMENDED
- A1/A2 RETAIL / FINANCIAL & PROFESSIONAL SERVICES.
- Mixed use businesses within the area
- Busy main road

**Ref: PRC13137**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

COMMERCIAL MIXED USE.

Shop fronting onto a busy main road and first floor flat

all located in the Baneswell area of the city set within br />many mixed use businesses. The potential to extend with an approx 80ft rear garden. Renovation required.

Owner selling due to retirement.

Ideal investment opportunity.

Viewing advised.

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## Accommodation

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### Introduction

We are pleased to offer for sale this city centre mix use COMMERCIAL PROPERTY located on Baneswell Road in Newport set within a mix use area of all different business types. The shop is currently trading and above the shop you benefit from a one bedroom flat with separate entrance. The bonus with this property is an approx 80ft rear garden. SOLD WITH VACANT POSSESSION.

The vendor is selling due to retirement.

VIEWING IS HIGHLY RECOMMENDED.

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### Shop (13' 01" x 14' 0") or (3.99m x 4.27m)

Door into the shop with large shop window frontage onto the main Baneswell Road.

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### Rear Storage room (11' 08" x 11' 02") or (3.56m x 3.40m)

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### Cloakroom/w.c (5' 06" x 3' 09" ) or (1.68m x 1.14m)

WC and wash hand basin & extractor fan.

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### Separate Flat entrance

Via hardwood front door into;-

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### Hallway

Plastered finish to walls & ceiling and ceramic tiling to floor.

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### Kitchen (11' 03" x 9' 06") or (3.43m x 2.90m)

The kitchen requires updating, Stainless steel sink, drainer and mixer tap with work surface. Plumbing and space for washing machine, plastered finish to walls and ceiling, two single glazed windows & tiled floor. Glazed rear door.

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### Rear Garden

Panelled fencing, good size rear garden with a potential for an extension. Advised approx 80ft length.

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### First Floor Landing

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Bedroom (10' 02" x 9' 09" ) or (3.10m x 2.97m)

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Lounge (17' 07" x 11' 04" ) or (5.36m x 3.45m)

Double glazed windows & central heating radiator.

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Bathroom (11' 07" x 9' 01" ) or (3.53m x 2.77m)

Laminate flooring, low level WC, wash hand basin, panelled shower bath and single shower cubicle. Window, central heating radiator and storage cupboard housing the boiler.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:84

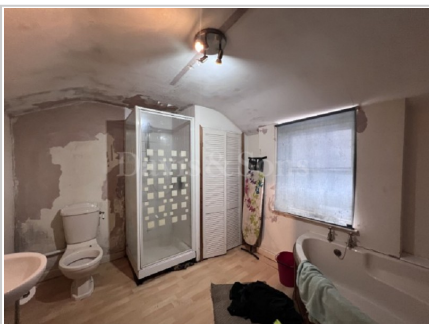
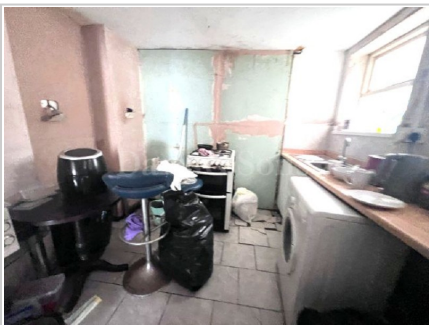
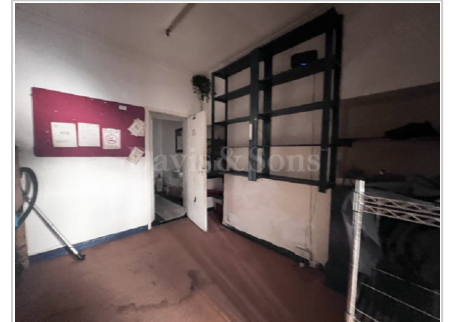
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

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*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.*