

Showroom / Warehouse, Bolt Street, NEWPORT, NP20 2TJ

FREEHOLD property FOR SALE comprising former builders' merchant - approximately 32,346 sq ft (3,005 sq m)

Showroom / warehouse / trade counter and yard on site of 2.16 acres (0.875 ha) with vacant possession



LOCATION

The property is located to the south of Newport city centre and in a busy, established commercial and residential area. Access is directly off Bolt Street, which connects with the A4042 Usk Way via Enterprise Way and Frederick Street.

Nearby occupiers include Hughes Forrest builders merchants, Asda and Bannatynes Health Club. The Enterprise Way Industrial Estate is located immediately to the south of the property..

DESCRIPTION

The property comprises a builders' merchant depot with warehouse, showroom, storage and sawmill units on a total site of about **2.16 acre (0.875 ha)**.

The buildings are of mixed ages including the original, stone, locomotive sheds that are of solid masonry with pitched roofs and a mixture of corrugated asbestos roofs and part replacement profile steel sheeting with translucent panels for natural light.

The original sheds have been adapted to provide a sawmill / warehouse and also a showroom, trade counter and offices have been constructed internally. The original sheds have a minimum internal eaves height of between 5.4m and 5.7m. The showroom has a suspended ceiling and tiled floor with ancillary offices, kitchen and welfare facilities to the rear.

There are more recent additions including the main warehouse, which is of concrete frame construction with profile steel clad front elevations, timber panelled side / rear elevations and a corrugated asbestos roof with translucent panels for natural light. The front warehouse has a minimum installed in the front warehouse and there are 2 roller shutter access doors.

There is an open fronted timber store that is of concrete portal frame construction with corrugated asbestos clad roof and eaves height of approximately 6.5m. No services are installed within the timber stores.

There is a large yard area which is either tarmac, concrete or hardcore surfaced.

SERVICES

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

We understand 3 phase mains electricity, gas, water and mains drainage are connected. Heating to the showroom / offices is provided by a gas fired central heating system with radiators.

There is an intruder alarm and a fire alarm installed.

FLOOR AREAS

The property has an approximate gross internal floor area of approximately **32,346 sq ft (3,005 sq m)** as follows:

	sq m	sq ft
Showroom and Office / Welfare	312.75	3,366
Sawmill	474.08	5,103
Front Warehouse	803.00	8,643
Rear Warehouse	635.95	6,845
Timber Stores	779.33	8,389

BUSINESS RATES

The property has a Rateable Value of £70,000 in the 2023 Rating List (Post Code NP20 2AN).

Prospective purchasers should verify rates payable with the local billing authority.







VAT

VAT will be applicable on the purchase price.

EPC

Energy Performance Certificate is available on request

ASBESTOS

The detection of asbestos and asbestos-related compounds is beyond the scope of the selling agents and accordingly we recommend prospective purchasers rely on their own enquiries. A copy of the existing asbestos survey is available from the selling agents.

TERMS

Offers are invited in excess of £1,500,000 for the freehold interest in the whole of the property (registered freehold title - WA278956).

Note that a small part used as a sub-station (15.9 sq m) is subject to a lease to Western Power Distribution for 21 years from 1 January 2015 at an initial rental of £80 per annum (subject to RPI rent review every 5 years).

The property is offered for sale by private treaty and on a subject to contract basis. Full details of the bidding process and timescales are available from the selling agents.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

We will be conducting several viewing days and for further information please contact agents:

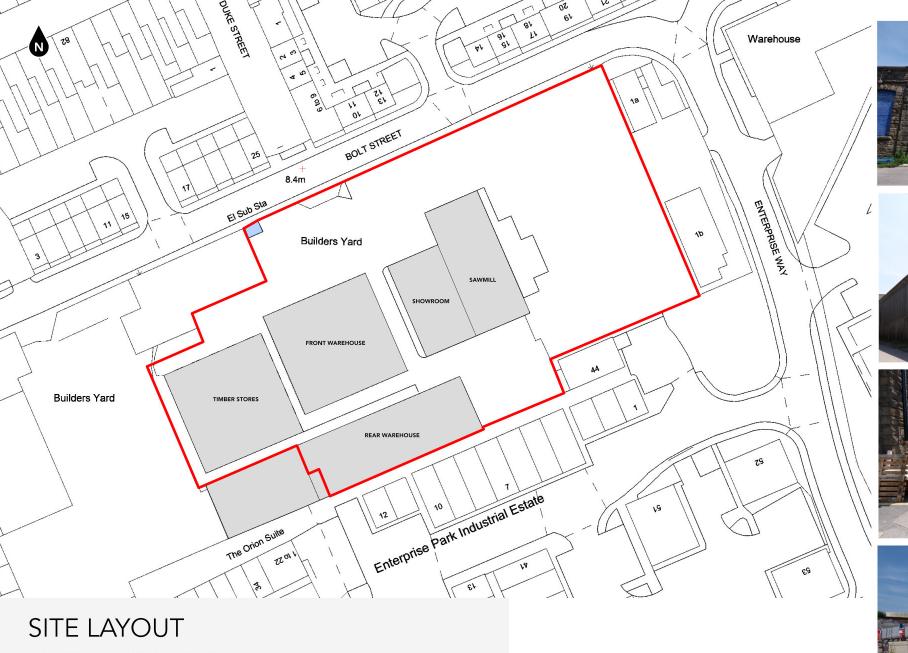
Stuart Hogg - Stuart Hogg Property Consultants M. 07723 923770 T. 029 2125 0050 E. sh@stuarthogg.com



















SITE LAYOUT FOR ILLUSTRATION PURPOSES ONLY





FLOOR PLAN

PLANS FOR ILLUSTRATION PURPOSES ONLY AND APPROXIMATE DIMENSIONS QUOTED











Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. All boundaries shown are approximate for identification purposes only.