

# Lot 26, 164 Commercial Street, Newport,

Gwent NP20 1JN

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Substantial Freehold Grade II Listed Retail and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Substantial Freehold Grade II Listed Retail and Development Opportunity

- Substantial property with former trading accommodation on ground and first floors
- Grade II Listed building totalling 6,983 sq ft (no empty rates)
- Development/Change of Use potential of upper floors (subject to consents)
- Opposite Friars Walk Shopping Centre
- Nearby occupiers include M&S Foodhall, Iceland Supermarket, Primark, Boots the Chemist, Superdrug, Wagamama's and Burger King

<b>Lot</b>	<b>Auction</b>
26	15th February 2024

<b>Vacant Possession</b>	<b>Status</b>
	Available

<b>Sector</b>	<b>Auction Venue</b>
High Street Retail/Residential/Development	Live Streamed Auction

#### Location

<b>Miles</b>	12 miles north-east of Cardiff
<b>Roads</b>	A48, A449, A4042, M4
<b>Rail</b>	Newport Railway Station
<b>Air</b>	Cardiff Airport

#### Situation

The property is situated in the heart of the town centre on the pedestrianised Commercial Street, opposite Austin Friars, which leads to Friars Walk Shopping Centre. The property is adjacent to Iceland Supermarket with other nearby occupiers including M&S Foodhall, Primark, Boots the Chemist, Superdrug, Wagamama's and Burger King.

#### Tenure

Freehold.

#### EPC

Band D

#### Description

The property comprises a large vacant shop arranged on the ground, first, second and third floors.

The property benefits from rear access via School Lane.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail/Ancillary	277.69	(2,989)	VACANT POSSESSION
First	Retail/Ancillary	249.63	(2,687)	
Second	Ancillary	61.13	(658)	
Third	Ancillary	60.29	(649)	
<b>Total</b>		<b>648.74</b>	<b>(6,983)</b>	

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## Contacts

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September 2020

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