

Lot 31

6 Griffin Street, Newport, NP20 1GL

GUIDE PRICE: £350,000



VACANT VIRTUAL FREEHOLD WITH A3 USAGE AND DEVELOPMENT POTENTIAL

This three storey double fronted terrace building situated within the main city centre of Newport is in need of complete refurbishment and updating. The ground floor consists of a former restaurant with A3 class usage and the upper floors offer potential for conversion into flats or offices subject to obtaining any necessary planning consent that may be required. Newport is full of national and local operators and we understand that this property is located on the oldest street within the city centre and within half a mile of the mainline station and local docks. The street consists of various traders, an established nightclub and The Griffin Public House. A great deal of regeneration is planned for this city and therefore in our opinion makes this property a worthwhile investment.

ACCOMMODATION

Ground Floor approx 714 sq ft. First Floor approx 811 sq ft
Overall 1525 sq ft. Yard to rear.

TENURE

Leasehold: 999 years

LOCAL AUTHORITY & TAX RATING

City of Newport: 01633 656656. Adopted Rateable Value £8500

VENDORS SOLICITORS

Nicola Penny, Beverly Davis Penny, 43 Brunswick Street
Canton, Cardiff CF5 1LJ Tel: 02920 373582

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■