



SITUATION

Located close to the junction with Bideford Road amongst a host of independent traders.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff, enjoying easy access via the M4 (Junction 28).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** and separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 20'2"

Built Depth 72'0"

WC

First Floor Flat

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC
Area of Flat Approx. 517 sq ft

¹Not inspected by Barnett Ross. Measurements taken from Find maps.

Areas taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A F Blakemore & Son Ltd t/a SPAR (having approx. 900 branches worldwide)** for a term of 99 years from 25th December 1928 at **nil ground rent**.

Valuable Reversion in 2027

Note 1: The property interconnects with No. 195 which is let to the same tenant.

Note 2: The adjoining property (No. 195 Cardiff Road) is also being offered for sale in this Auction – see Lot 8.

Note 3: Nos. 187, 189, 191, 193 & 203 Cardiff Road are also being offered for sale in this Auction – see Lot 10.

Ground Rent Investment with Valuable Reversion in 2027

The Surveyors dealing with this property are
Jonathan Ross and Rocco Kaye

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: William Simmonds

Email: william.simmonds@gunnercooke.com

