

FOR SALE - OFFICE

8-10 GRIFFIN STREET

Newport, NP20 1GL



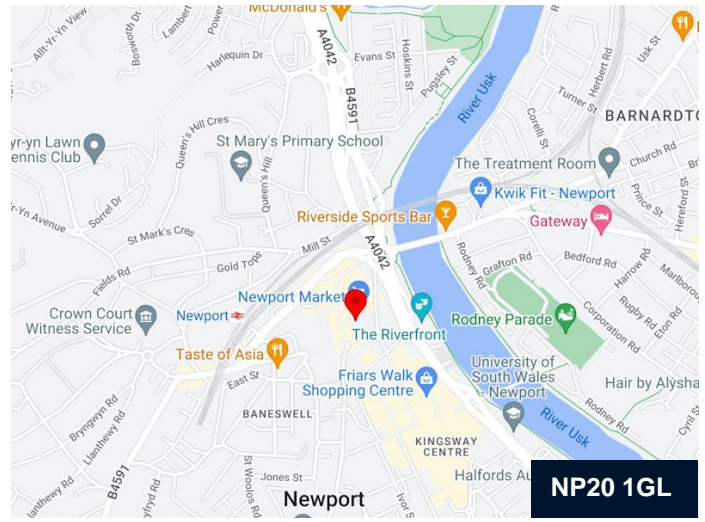
Key Highlights

- 293.85 Sq M (3,163 Sq Ft)
- Kitchen
- Rear Yard/Patio Area
- Self Contained
- Heating/Cooling
- Male and Female WC's

2 Kingsway
Wales CF10 3FD

savills.co.uk





Description

The property comprises a ground floor office which provides good quality, modern open plan accommodation. It benefits from a specification including heating/cooling; perimeter trunking; Cat 5e cabling; male and female WC's; kitchen and is fully carpeted.

The property has been extended to the rear which provides access to an enclosed rear yard area.

Location

The property is located on Griffin Street which is located off High Street, immediately adjacent to Newport Market where a range of independent traders and food stall are located. Newport Bus Station is a 30 second walk away and Newport Railway Station less than a 5 min walk away. Friars Walk, Newport premier shopping centre is 3 minute walk away where occupiers including M&S and Next are located, along with restaurants including Wagamama, TGI Fridays and Nando's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,163	293.85	Available
Total	3,163	293.85	

Tenure

Freehold

Price

£250,000. VAT is payable in addition.

Business Rates

RV: £24,750

Rates Payable (25/26): £14,058

Viewing

Via Savills

Basement Storage

There is basement storage separately accessed via the rear yard area which is also available for sale by separate negotiation.

EPC

E Rating

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 01/12/2025

