

hot food takeaway in NP19

St Vincent Road, Newport
Gwent, NP19 0AN

£140,000 Starting Bid

- ✓ Prominent two storey property
- ✓ Business and freehold for sale
- ✓ Chinese takeaway/restaurant
- ✓ Tenanted 2 bedroom apartment above
- ✓ Apartment let for £5,040PA
- ✓ All fixtures and fittings included

PATTINSON
AUCTION



Summary

- Property Type: Hot Food Takeaway - Parking: Off Street Price: £140,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction the freehold and business of this mixed use property, prominently located at the end of St Vincent Road, just off Corporation Road, Newport. The ground floor is a commercial A5 use class takeaway/restaurant, which is occupied by the Chinese food business 'Honour Garden' which is included in the sale. To the first floor is a tenanted two bedroom apartment with separate entrance, which generates an income of £5,040 per annum. The first floor apartment would be an ideal home to run the business from, or to be kept as an additional income source.

Please note that we have not inspected this property.

Accommodation

GROUND FLOOR: commercial accommodation

Restaurant area: 7.15m x 4.72m

The main restaurant with hardwood flooring, central heating radiators, false ceiling, wall lighting. 24 covers. Under stairs storage space, serving counter, door to customer toilets.

Toilet

Low level W.C., ceramic tiled flooring, ceramic tiles to all walls, wash hand basin. Wall mounted Worcester combination boiler.

Kitchen: 5.0m x 5.0m

Professionally fitted commercial kitchen.

FIRST FLOOR: residential accommodation

Own separate double glazed entrance stairs leading to the first floor landing.

First floor landing

Wood laminate flooring, plastered and painted finish to ceiling and walls, access to loft space, Open kitchen area off.

Kitchen: 3.07m x 2.82m

Fitted with wall and base units, matching roll top food preparation work surfaces, stainless steel sink, drainer and mixer tap. Gas hob with extractor hood over, wall mounted Worcester boiler, obscured upvc double glazed window to rear, full tiling to all splash backs, free standing fridge / freezer and plumbing and space for washing machine.

Inner hallway

Doors off to all rooms.

Bedroom: 2.64m x 2.42m

Two upvc double glazed windows to front, wood laminate flooring, central heating radiator,

Bedroom: 3.00m x 2.00m

Upvc double glazed windows to side and rear, central heating radiator. Wood laminate flooring.

Bathroom

White suite comprising: low level W.C., pedestal wash hand basin, paneled bath with electric shower over, obscured upvc double glazed window to rear.

Lounge

Upvc double glazed window, central heating radiator.

Business Details

The subject business is a Chinese takeaway/restaurant, currently trading as 'Honour Garden'. The business has been successfully trading for 30 years, and is only being made available due to retirement. The restaurant has 24 covers with serving counter, customer toilets and full gas fired central heating. The sale is to include all fixtures and fittings, including professional fitted commercial kitchen with all fittings and equipment, fryers, cooker, extraction units, stainless steel prep areas, fridges, freezers, etc.

Lease Details

The first floor flat is currently tenanted for £420PCM (totaling an income of £5,040 per annum).

Tenure

Freehold. Title number WA85654.

Rateable Value

We await confirmation of this property's rateable value.

EPC

Both available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



St Vincent Road, Newport, Gwent, NP19 0AN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
www.pattinson.co.uk**

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