

**Lot 48, 90 Newport Road, Caldicot,**

**Gwent NP26 4BR**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Freehold Commercial and Residential Development Opportunity**

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

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## Property Information

### Freehold Commercial and Residential Development Opportunity

- Former Funeral Parlour with vacant flat and large rear yard for approximately 3 car parking spaces and garage/workshop
- Residential, Development and Change of Use Opportunities (subject to consents)
- Local commercial and residential location
- Less than half a mile from Caldicot town centre
- VAT not applicable

**Lot**  
48

**Auction**  
9th July 2024

**Vacant Possession**

**Status**  
Available

**Sector**  
Development

**Auction Venue**  
Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

**Miles** 21 miles west of Bristol, 24 miles east of Cardiff

**Roads** A48, M4 (Junction 23), M48

**Rail** Caldicot Railway Station

**Air** Cardiff Airport, Bristol Airport

### Situation

Caldicot is a historic town located between Bristol and Cardiff and strategically located between the M4 and M48 motorways. The property is situated on the east side of Newport Road and parallel with Woodstock Way, less than half a mile from the town centre. Nearby retailers in the local vicinity include Aldi, a hairdressers and local restaurants.

### Tenure

Freehold.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a former funeral parlour arranged on the ground floor and a separately-accessed vacant flat on the first floor. The property benefits from a large yard to the rear which has car parking for approximately 3 cars and a garage/workshop.

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Monmouthshire County Council. ([www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)) (Phone: 01291 420441)

### Viewings

There will be one accompanied viewing date on Tuesday 2nd July from 10am until 11:30am. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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Tenancy & Accommodation

| Floor  | Use  | Floor Areas<br>Approx sq m | Floor Areas<br>(Approx sq ft) | Tenant |
|--------|--|----------------------------|-------------------------------|--------|
| Ground | Commercial/Ancillary<br>Garage/Workshop<br>Residential (Former Flat) | 45.00                      | (488)                         | VACANT |
|        |  | 62.00                      | (663)                         |        |
| First  |  | 70.00                      | (748)                         |        |
| Total  |  | 177.00                     | (1,899)                       |        |

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.



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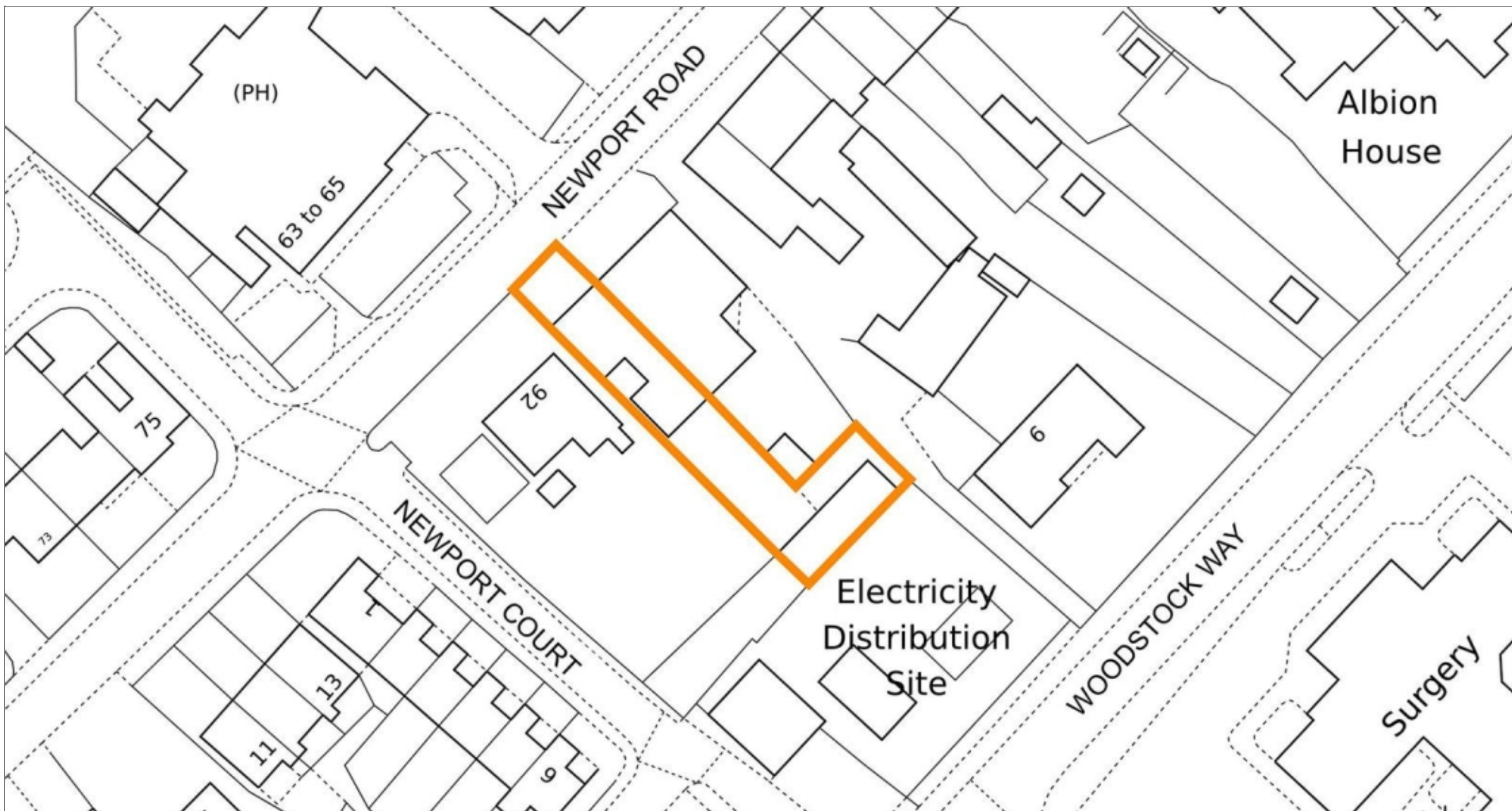




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## Contacts

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2024

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