



**The Stores East Street, Newport, Pembrokeshire, SA42 0SY**

**Price Guide £375,000**

**\*Deceptively spacious Terraced Commercial/Residential Property.**

**\*The Ground Floor premises is utilised as an Ice Cream Shop/Parlour (previously a Fishmongers Shop) with a large Store/Preparation room to rear.**

**\*Self Contained 2 Bedroom First Floor Flat with its own separate access to East Street - (EPC 'B').**

**\*Gas Central Heating, Double Glazing and both Cavity Wall and Loft Insulation.**

**\*Easily maintained rear Garden with a Paved Patio and Ornamental Stone areas.**



## Situation

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (7 miles west) and the other well-known Market Town of Cardigan (11 miles north east).

Newport has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Cafes, Restaurants, Take-Aways, Hotels, Art Galleries, a Memorial/Community Hall, Dental Surgery and a Health Centre.

The beach at The Parrog is within a half a mile or so of the Property and also close by are the other well-known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The River Nevern being close by, provides good Salmon, Trout and Sewin (Sea Trout) fishing and also within easy reach is the Open Countryside and Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

East Street is a mixed Residential/Commercial area which stands alongside the Main A487 Fishguard to Cardigan Road.

The Stores stands in a good trading location fronting East Street (the Main A487 Road) and is within 50 yards or so of the Town Centre and the Shops at Market Street.

## Directions

From Fishguard take the Main A487 Road East for some 7 miles and in the Town of Newport, proceed through the centre of the Town and some 50 yards or so further on. The Stores is situated on the left hand side of the road.

Alternatively from Cardigan, take the Main A487 Road South West for some 11 miles and in Town of Newport, proceed past two turnings on the right and 40 yards or so further on, The Stores is situated on the right hand side of the road. A 'For Sale' Board is erected on site.

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## Description

The Stores comprises a Terraced 2 storey Building of cavity concrete block construction with stone faced front elevation and rendered rear elevations under a pitched slate roof. Accommodation is as follows:-

### Ground Floor

#### 9' Half Glazed Folding Door Frontage to:-

## Porch

With ceramic tiled floor and uPVC double glazed door and window to:-

## Shop Premises



16'0" x 13'6" (4.88m x 4.11m)

With ceramic tiled floor, 2 strip lights, 6 power points, telephone point, corner shelf, stainless steel wash hand basin with hot and cold and double doors to:-

## Store Room/Shop



32'0" x 13'0" (9.75m x 3.96m)

With concreted floor, 5 strip lights, recessed alcove 7'6" x 2' with workbench and strip light over, 12 power points, 6' wide double doors to rear garden, cold water tap and door to:-

## Cloakroom



With suite of corner Wash Hand Basin and WC, Heatstore wall mounted electric water heater and a ceiling light.

A Half Glazed Pedestrian Door leading off East Street gives access to a:-

## Side Entrance Hall



With ceramic tiled floor, electricity coin meter and consumer unit, 2 ceiling lights, emergency light, double panelled radiator, staircase to First Floor, plumbing for automatic washing machine, floor cupboard with worktop, Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), 4 power points, smoke detector (not tested) and a half glazed door to rear garden.

## First Floor

## Landing



With a laminated Oak floor, smoke detector, 3 downlighters, 4 power points, radiator and an emergency light.

## Living Room



15'9" x 10'2" (4.80m x 3.10m)

With a laminated Oak floor, double glazed sash window with venetian blinds, 4 downlighters, radiator, 2 TV points, 12 power points and opening to:-

## Kitchen



8'2" x 7'9" (2.49m x 2.36m)

With a laminate Slate effect floor, double glazed sash window, double glazed Conservation Skylight, fitted floor and wall cupboards, inset stainless steel sink unit with



mixer tap, 3 downlighters, towel rail, fridge recess, cooker box, 5 power points, Diplomat 4 ring electric Cooker Hob, built-in electric Single Oven/Grill and a Cooker Hood (externally vented).

### Bedroom 2



9'11" x 8'9" (3.02m x 2.67m)

With a laminate Oak floor, Velux window with blinds, smoke detector, radiator, downlighter and 4 power points.

### Bathroom



8'10" x 7'1" (2.69m x 2.16m)

With a laminate Slate effect tiled floor, white suite of panelled Bath, Wash Hand Basin in vanity surround and WC, toilet roll holder, toothbrush holder, radiator, Heatstore Aqua Profile electric shower over Bath, glazed folding shower screen, Emma extractor fan, downlighter, part tile surround and a wall mirror with electric light.

### Bedroom 1



12'10" x 12'8" (3.91m x 3.86m)

plus door recess 1'9" x 3'7". With a laminate wood floor, 3 downlighters, smoke detector, TV point, 12 power points and a double glazed window (affording sea views) with venetian blinds.

### Externally

A pedestrian door from the Side Entrance Hall gives access to a paved path which leads to a reasonable sized Ornamental Stone Patio Garden with Flowering Shrubs. 3 Outside Electric Lights.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating to Side Entrance Hall and First Floor Flat. Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Outgoings

Ground Floor Shop Premises R.V. £1,800. Currently no rates are payable due to eligibility for Small Business Rate Relief.

### Rent and Trading Figures

Holiday Rental Trading Figures for The Flat and Rental Figures for The Shop are available upon request.

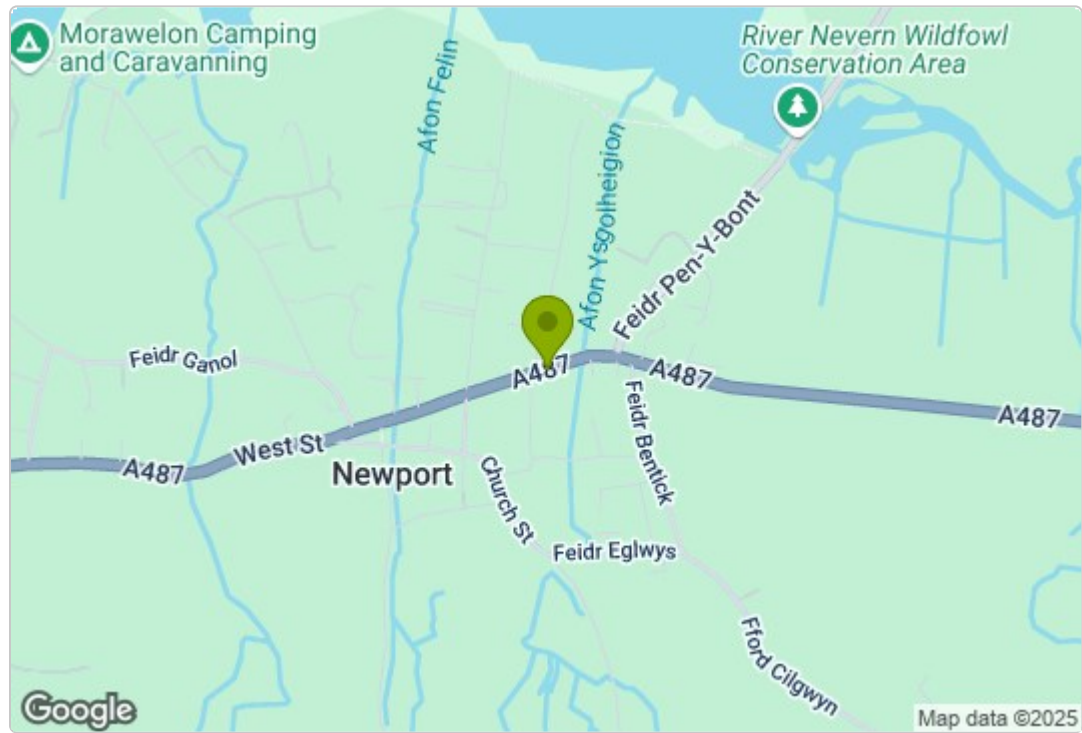
### Remarks

The Stores is a deceptively spacious Commercial/ Residential Property which fronts onto East Street (Main A487 Road) and is situated in a good Trading position within 50 yards or so of Newport Town Centre and the Shops at Market Street. The Ground Floor premises is currently utilised as an Ice Cream Shop/Parlour (previously a Fishmongers Shop) with a large Store Room at the rear together with a Side Entrance Hall with staircase to a First Floor Self Contained 2 Bedroomed Flat (currently used for Holiday Letting) which benefits from Gas fired Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. The Property can be purchased as a Going Concern or alternatively the Ground Floor accommodation is well suited to a variety of other Commercial Uses (subject to any necessary Change of Use and/or Planning Consents). In order to appreciate the full extent of accommodation, internal inspection is essential and strongly advised.

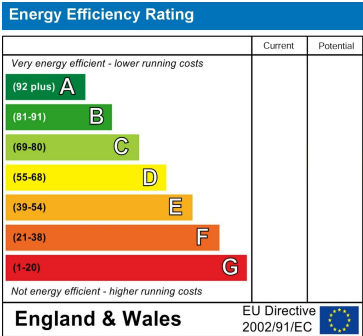
N.B. The Ground Floor Shop Premises and the Store Room extend to approximately 600sqft.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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