



## 33b Tredegar Street, Newport NP11 6BU

**£159,950**

**\*\*EXCELLENT COMMERCIAL PROPERTY OPPORTUNITY\*\***

Parkmans are pleased to offer for sale a centrally located commercial premises currently operating as a cafe, located in the heart of the busy town of Risca.

The premises has been refurbished throughout and offers a fitted kitchen, good seating area floor space with large picture window shop frontage and an enclosed, covered rear courtyard offering additional outside seating.

This is an fantastic opportunity not to be missed, viewing is strictly by appointment only.



**Shop Floor/Kitchen area**  
29'5" x 16'0" (8.99 x 4.88)

UPVC double glazed entrance door, large front facing picture window, open plan floor space offering wood laminate flooring, abundance of power points, charcoal feature radiators, feature stone wall, spotlights, serving counter open plan to kitchen. Kitchen area - fitted with a range of base and wall units with roll edge work surfaces over, four ring gas hob, electric AEG oven with chimney extractor above and separate electric Bosch oven, Lamona polycarbonate single drainer sink with mixer tap.



**Hall**

4'6" x 2'11" (1.38 x 0.91)

Leading to rear courtyard and wc, charcoal feature radiator, tiled floor, door to rear and wc.

**WC**

5'10" x 3'4" (1.79 x 1.04 )

Low level wc, vanity wash hand basin, fully tiled, tiled floor, feature radiator

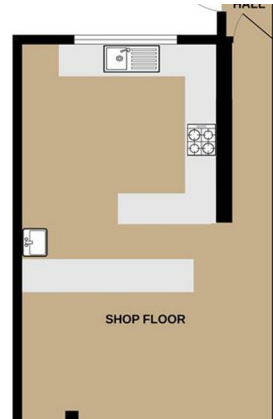
**External**

Enclosed courtyard, astro turf, stone wall, UPVC roof shelter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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