



2 CASTLE PARADE  
Usk, NP15 1AA

DJ&P **Newland Rennie** | COMMERCIAL

# 2 CASTLE PARADE

## Usk, NP15 1AA

A prominent Grade II Listed mixed use property set within the heart of the popular market town of Usk. The property provides a ground floor retail unit with 3 residential apartments above all having been modernised in recent years.

- Investment Opportunity
- Retail Unit
- 2 spacious 1<sup>st</sup> floor studio apartments
- 1 large 2<sup>nd</sup> floor 2 bedroom apartment
- High Street location
- Period features
- Excellent transport links

For Sale by Private Treaty

Offers in excess of £400,000

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### DESCRIPTION

This Grade II Listed terraced property is set in the heart of the popular market town of Usk. The 3 storeys are of mixed use providing ground floor commercial space benefitting from A1 retail use and residential accommodation on the floors above. An attractive period property, 2 Castle Parade has been tastefully modernised throughout whilst retaining its character and many period features.

### SITUATION

The property is in a prominent central position within Usk with wide High Street frontage and is located close to public parking and many shops, pubs and restaurants. Within a short walk are many amenity areas including Usk Castle, the River Usk and sports clubs within the town. The property is located in an extremely accessible position being just 1.3 miles from the A449 providing access to the Coldra (8.5 miles) and onwards to Newport, Cardiff and Bristol via the M4 at Junction 24. The larger town of Monmouth is just 12 miles North via the A449.

### SERVICES

Mains water, electric and drainage connected while it is understood mains gas central heating is connected with separate boilers to each flat.

### RENTAL INCOME

Retail Unit – Vacant

Residential Apartments – combined income of £19,320 per annum with potential to increase.

### ACCOMMODATION

#### Ground Floor

An A1 retail unit extending to approximately 700sq ft made up of retail shop/showroom space with a large separate room and toilet to the rear. The unit has double window frontage to the front with high street frontage and a pedestrian access/ fire exit to the rear.

#### First Floor

##### Flat 1

A desirable, modern 1 bedroom studio apartment with views towards Usk Castle. The apartment has been renovated in recent years and provides high quality living space comprising kitchen/diner with modern units and built in appliances. A partition splits the kitchen from the living space/ bedroom and en-suite shower room. The apartment has retained its period features including fireplace and large bay windows providing an abundance of natural light.

##### Flat 1A

A desirable and modernised 1 bedroom apartment this time with views to the rear of the property. The apartment benefits from a large bedroom/living room again with period features, modern kitchen with fitted unit and large bathroom with utility cupboard housing appliances.

##### Second Floor

##### Flat 2

A particularly spacious 2 bedroom flat with far reaching views from the front and back of the property. The flat provides a modern, fully tiled bathroom, kitchen with dining area, a large hallway and living room. Once again the flat has been modernised to provide excellent living accommodation whilst retaining period features such as exposed beams and original fireplaces.

### PLANNING

The property has A1 retail use on the ground floor with residential use on the floors above.

### TENURE

Freehold subject to current lease agreements

### RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

### LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

### AGENTS NOTE

Further information on current agreements available from the selling agent

### VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 430 331

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







## FLAT 1

## FLAT 1A

## FLAT 2

