



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Commercial Street
Tredegar
Blaenau Gwent
NP22 3DN

£119,950



- Substantial Commercial Property In High Street Location
- Well Presented And Maintained Throughout
- Six Good Sized Offices Across Three Floors
- Can Be Used For A Variety Of Purposes (Subject To Necessary Planning)
- Two Kitchens Plus Store Room
- Two Cloakrooms
- Freehold Purchase | EPC Rating: E
- Investment Opportunity With No Chain
- Viewing Essential
- Commercial Usage: A2 (we are informed)

Ref: PRA10902

Viewing Instructions: Strictly By Appointment Only



General Description

Greg Roberts & Co are delighted to offer for sale this three storey Commercial Unit situated in a prominent high street position within Tredegar town centre. The property is presented to a very good standard and would make an ideal premises for a wide variety of purposes, subject to necessary consents.

Currently hosting six offices with two kitchens, a store room and two cloakrooms, the unit is extremely spacious, is in very good order and occupies a most prominent position in town amongst a mixed blend of retail and residential spaces. With accommodation arranged over three levels, the property offers great potential for retail / office / residential space.

There is an electric roller shutter door at the front with a separate entrance door to the left. For added convenience, there is also rear access.

Tenure | Freehold

Services | We understand the property is connected to all mains services. Electric heating.

Viewings | Strictly by appointment with Greg Roberts and Co

Accommodation



Services

Mains electricity, mains water, mains drainage

EPC Rating:101

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





ESTATE & LETTING AGENTS

GR&CO
EST. 2010

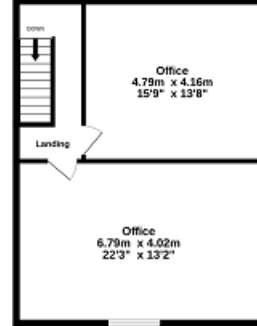
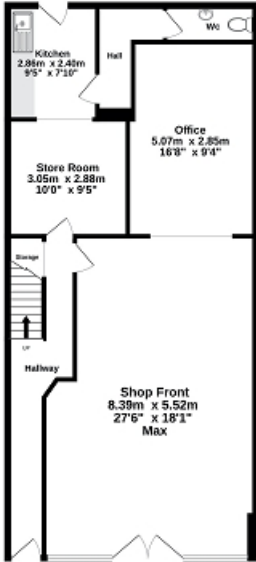
SALES & LETTINGS
MORTGAGES & INSURANCE

01495 723 265
www.gregrobertsandco.co.uk

Ground Floor
92.8 sq.m. (999 sq.ft.) approx.

1st Floor
62.2 sq.m. (669 sq.ft.) approx.

2nd Floor
54.3 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA: 209.3 sq.m. (2253 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 62024



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.