



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Commercial Street
Tredegar
Blaenau Gwent
NP22 3DJ

£67,000



- Commercial Property In High Street Location
- Spread Over Two Floors
- Investment Opportunity With No Chain
- Commercial Usage: A2 (we are informed)
- Freehold Purchase | EPC Rating: TBC
- Ground Floor W/C
- Upstairs Bathroom
- Upstairs Kitchen

Ref: PRA11030

Viewing Instructions: Strictly By Appointment Only



General Description

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

Spread across two floors, the unit comprises of good sized retail space, store room, WC, kitchen, and a shower room offering great potential for retail / office / residential space (stnp). It occupies a most prominent position in town amongst a mixed blend of retail and residential spaces. There is an electric roller shutter door at the front. For added convenience, there is also rear access.

There is unrestricted communal parking to the rear.

- Tenure | Freehold
- Services | We understand the property is connected to all mains services.
- Viewings | Strictly by appointment with Greg Roberts and Co

Accommodation



Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.