



2 Beds, Commercial, Freehold, £330,000

High Street

3EA - Three Estate Agents are pleased to offer to market this investment opportunity that includes the ground floor retail space, large two bed maisonette above and the ongoing cafe business located in the centre of Blackwood Town.

Features

- Investment opportunity
- Two bed maisonette
- Very well presented
- Central location

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The ground floor retail unit is currently operating as a cafe generating approximately £75K p/a. All the fixtures and fittings are included with an approximate value of £10k to allow the continuation of the cafe business. This retail unit is approximately 55 square meters and approximately 600 square feet.

Above the retail unit there is a two bed maisonette that is very spacious and is currently let to a tenant at £600 p/c/m.

If you would like any further information then please get in touch.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

