



**CONSUMER PROTECTION FROM UNFAIR TRADING
REGULATIONS 2008**

There is a legal requirement for property particulars to be accurate.
Please read, check and if necessary make any amendments and then sign
and return to us. All Sellers should sign.

Signature(s) _____

Name(s) _____
in full

Date _____

King Street

Brynmawr, Ebbw Vale NP23 4RG

Estate Agents

Taylor & Co

Abergavenny

Guide Price

£60,000

King Street

Brynmawr, Ebbw Vale NP23 4RG

FOR SALE BY MODERN AUCTION | SUBJECT TO RESERVE PRICE AND RESERVATION FEE

Retail property (A1 use) comprising a ground floor shop & associated premises in a prominent position in Brynmawr town centre
Freehold property with a commercial tenant in situ on a monthly rolling lease
Excellent road links to the A465 Heads of Valley road network | 1361 sqft arranged over two storeys to include first floor storerooms
Kitchen & kitchenette | WC | Two front entrances On street parking

This property is for sale by Modern Method of Auction by iamsold LTD.

This is a retail property (A1 use) in a prominent central position situated on an arterial "A" road linking the A465 Heads of Valley route through Brynmawr to the neighbouring town of Beaufort. A two storey property comprising a split-level shop unit and associated rear premises plus three first floor storage rooms which can be accessed either internally or via a separate entrance on King Street. This is an ideal opportunity for an investment buyer to acquire a commercial premises with a current tenant in situ occupying the property on a monthly rolling lease.

SITUATION | Brynmawr is a former industrial town in Blaenau Gwent, South Wales, perched on the northern edge of the South Wales Valleys. The town is well-known locally for its proximity to outdoor attractions; just a short drive away are the Black Mountains of the Brecon Beacons (Bannau Brycheiniog National Park), offering walking, cycling, and scenic landscapes. The town is also near the popular Clydach Gorge, an area of natural beauty with trails, waterfalls, and striking geology.

Brynmawr's traditional commercial heart centres around Beaufort Street and the surrounding side streets, where a mix of independent retailers and familiar high-street names serve both locals and visitors. This commercial premises is situated in a central location on a main arterial route through the

town, just off the main retail area which has a distinctly community-focused shopping scene, with many long-established family businesses. Here, there are a variety of independent shops, including butchers, bakeries, homeware stores, gift shops, barbers, and hair salons. Local convenience stores contribute to the town's everyday shopping needs, while cafés and takeaways add to the busy, friendly high-street atmosphere.

Brynmawr has been the subject of major investment in more recent years with improvements in infrastructure and a new out of town retail park including a large Asda superstore and a Lidl Hypermarket which are just a short distance away.

The town provides schooling for both primary and secondary age children and there are minor injury hospitals located in both Ebbw Vale and Abergavenny. For longer distance travel by rail, there are railway stations at Ebbw Vale and Abergavenny providing routes to Cardiff, Newport, Hereford and Manchester. The town is well connected to the A465 Heads of the Valley network road which has excellent access to major road links in all directions, including to Swansea and West Wales, Abergavenny and Cardiff.

GROUND FLOOR RETAIL

FRONT RETAIL SPACE | Twin double glazed windows to the front, double glazed entrance door, ceiling

spotlights, wood style laminate flooring, vertical radiator, radiator. Stairs to:

UPPER RETAIL SPACE | Two frosted double glazed windows to the rear, wall mounted wash hand basin, wood style laminate flooring, radiator, loft access. Door to:

REAR HALLWAY | Providing access to kitchen facilities and first floor retail space. Radiator, door to:

KITCHENETTE | Worktop with inset sink unit, fitted kitchen cabinets, space for washing machine, radiator, door to:

WC | Lavatory, extractor fan, main Eco compact boiler.

From the hallway, a step leads down to:

KITCHEN | Frosted double glazed window to the rear, fitted worktops, wall mounted Worcester boiler, rear door to outside. Staircase to the first floor.

FIRST FLOOR

Accessed from King Street or via an internal staircase from the ground floor and comprising:

GROUND FLOOR LOBBY AREA | Entry from King Street, door to spiral staircase leading to the upper floor.

STOREROOM ONE | Double glazed window to the front aspect, lighting radiator, power. Door to:

STOREROOM TWO | Two double glazed windows, low ceiling height, lighting, power, two radiators.

STOREROOM THREE | Frosted window to the rear aspect, radiator, lighting, power.

OUTSIDE

A door opens from the ground floor kitchen into a small outside area but there are currently no steps from this room to access the courtyard, and these would need to be reinstated for safe access. The agent is advised that there is a right of way via the perimeter of the adjacent pub to the courtyard, but this is not currently accessible.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

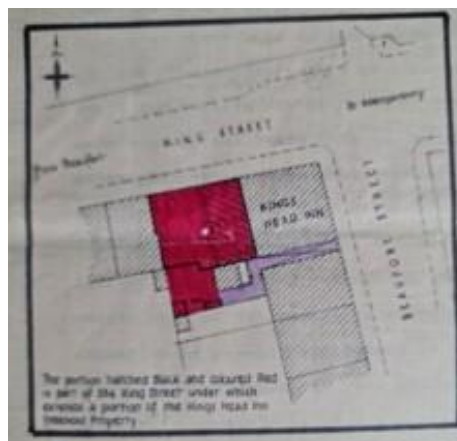
A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENT

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors. PLEASE NOTE: Freehold Title CYM909527 is offered with Possessory Title with a flying freehold over the adjacent property as shown in the illustration below.



Services | Mains gas (two boilers, one for each floor via one meter), water, drainage and electricity (one meter and consumer unit for property) are connected to property.

Business Rate | £3750. Local council Blaenau Gwent.

Current rental income | £6,000 p.a.

EPC Rating | Band B

Important Note | Buyers are advised that knotweed is present at the rear of the premises. The vendor has put in place a 3 year management plan with Blaenau Gwent County Council, the first treatment commencing in late summer/early autumn 2026. The vendor will cover the cost of this plan until completion in 2028.

Flood Risk | Medium flood risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM154160 and CYM909527. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre to the premises, fibre to the cabinet and copper wire connection available to the property. According to Openreach.

Mobile network | Three, EE, Vodafone indoor coverage. According to Ofcom.

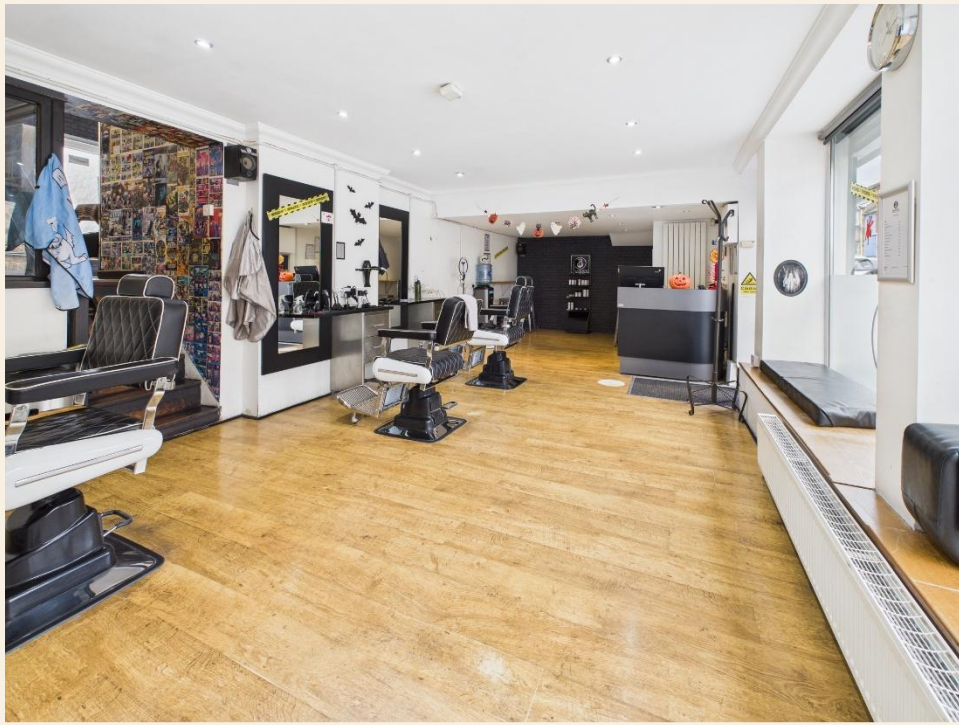
Viewing Strictly by appointment with the Agents

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Reference AB412





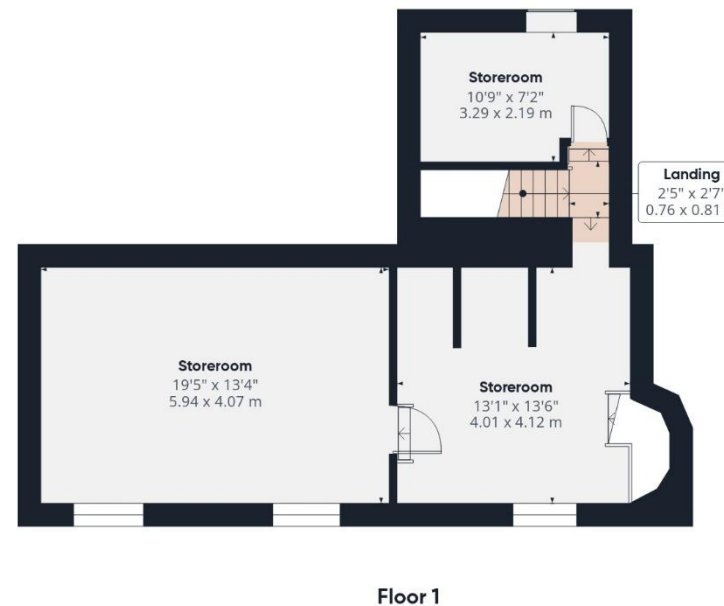
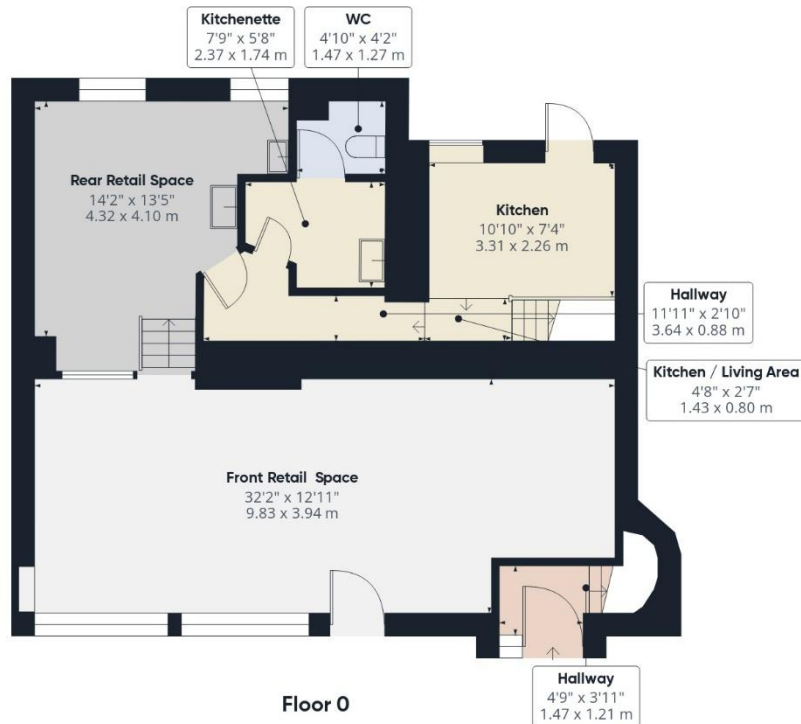


Floorplan

Estate Agents

Taylor & Co

Abergavenny



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Abergavenny

Approximate total area⁽¹⁾

1361 ft²

126.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.