



227 & 227a High Street, Blackwood NP12 1AL

£125,000

****EXCELLENT INVESTMENT OPPORTUNITY**COMMERCIAL SHOP AND FIRST FLOOR FLAT****

Situated in heart of Blackwood town centre, this is an opportunity to acquire an excellent commercial space with a one bedroom flat above. With its prime location on the bustling High Street, with easy access to a variety of local amenities, including shops, cafes, and public transport links. The shop offers good size open plan space with a separate office, kitchen and wash room facilities. The first floor flat with it's own separate access, offers an open plan lounge and kitchen with bathroom and double bedroom. Both will be no chain and sold as vacant possession.

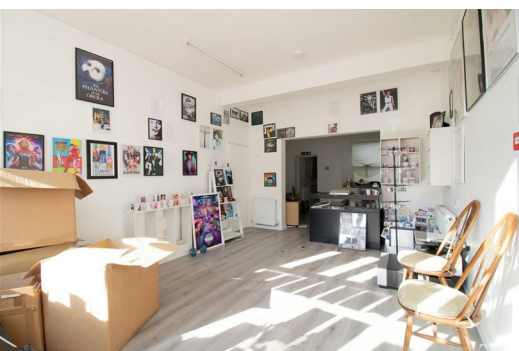
TENURE: We are advised Freehold

EPC: D

CEPC: C

Council Tax Band: First Floor Flat -B

Other business rates/charges may apply for the commercial premises.



Front Shop

18'5" x 12'10" (5.62 x 3.92)

UPVC double glazed window and door, plastered walls and ceiling, laminate floor, under stairs storage cupboard, radiator, power points.

Office

16'2" x 9'10" (4.93 x 3.0)

UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, radiator, power points.

Kitchen

5'4" x 7'6" (1.63 x 2.3)

UPVC double glazed door to side, base and wall unit, worktop, stainless steel sink with drainer and mixer tap, boiler, plastered walls and ceiling, vinyl floor, radiator, power points.

W/C

3'3" x 3'3" (1.0 x 1.0)

UPVC double glazed window to rear, low level W/C ,small corner sink, plastered walls and ceiling, vinyl floor, radiator, power points.

Stairs to first floor flat

UPVC double glazed door, carpet to stairs, plastered walls and ceiling, power points, storage cupboard.

Lounge/Diner

16'6" x 14'4" (5.04 x 4.38)

UPVC double glazed windows to front, range on matching base and wall units, rollover edge worktop, stainless steel sink with drainer and mixer tap, tile splash back, vinyl floor open plan to living space with carpet to floor, plastered walls and ceiling, radiators, power points.

Bedroom

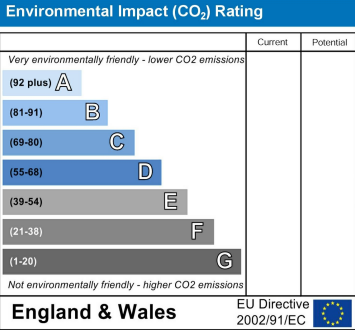
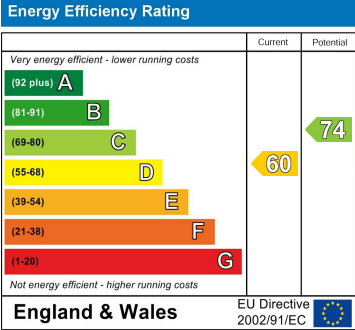
6'7" x 13'3" (2.02 x 4.05)

UPVC double glazed window to rear, carpet to floor, boiler, plastered walls and ceiling, radiator, power points.

Bathroom

10'3" x 6'4" (3.13 x 1.95)

Panel bath, low level W/C, pedestal hand wash basin, tile splash back, plastered walls and ceiling, vinyl floor, radiator.



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