



1 Bethcar Street
Ebbw Vale, NP23 6HH

Investment Sale
Sold Subject to Contract

1,131 sq ft
(105.07 sq m)

- Ground floor shop with upper floor offices
- Asking Price £70,000
- The property is fully let on a 5 year lease on £7,000 p.a., occupied by Bidmead Cook
- Net Initial Yield 10%
- Located on a prominent corner of Bethcar Street
- Nearby occupiers include; Greggs, Boots, Peacocks & J.D Weatherspoon

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Summary

Available Size	1,131 sq ft
Price	£70,000
Rateable Value	£2,050
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

The property is a two story, end-of-terrace Victorian building comprising an estate agency to the ground floor and ancillary accommodation above. Access is provided directly from Bethcar Street in a prominent corner position. The buildings is of solid brick and stone construction beneath a pitched, parapet roof laid with man-made slate. We understand that all mains' services are available, the accommodation is centrally heated by radiators served by a gas-fired boiler.

Location

Ebbw Vale is situated in Blaenau Gwent County Borough close to the A465 Heads of the Valleys road. Bethcar Street is pedestrianized and acts as the principle shopping thoroughfare in the town. The subject property occupies a prominent corner position. Other occupiers in the immediate vicinity include Greggs, Boots, Peacocks and J.D Weatherspoons.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	310	28.80
Ancillary - Ground	110	10.22
1st - Office	309	28.71
Ancillary - Roof Void	402	37.35
Total	1,131	105.08

Viewings

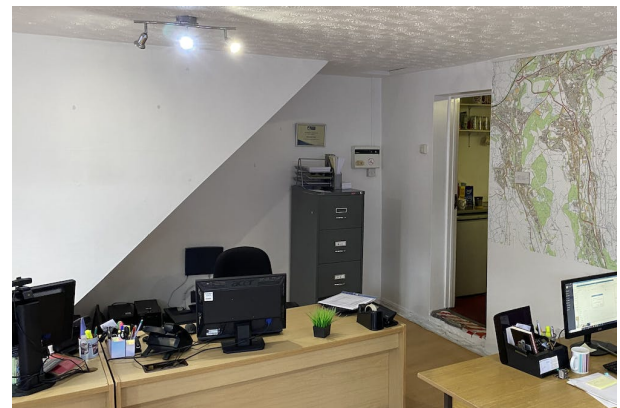
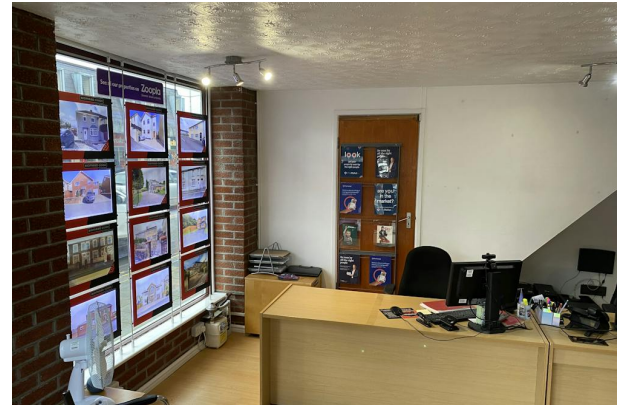
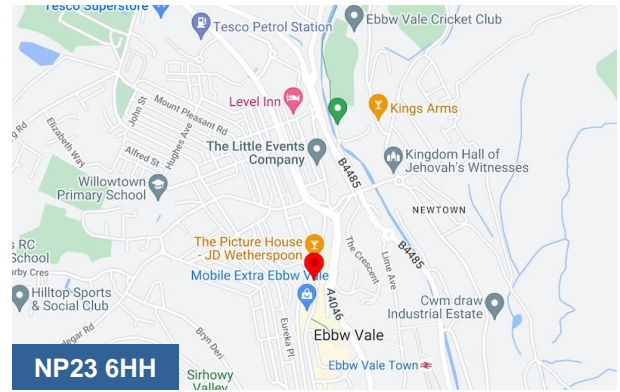
By appointment via sole selling agents Cooke & Arkwright.

Lease

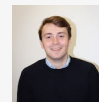
Rent £7,000 p.a. on a 5 year FRI lease from August 2022. Tenant break clause in August 2025. The property is occupied by BC Aquisitions Ltd trading as Bidmead Cook.

N.I.Y

Net Initial Yield 10%



Viewing & Further Information



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