The Overview

Property Name:
Bethcar Street, Ebbw Vale

Price:
£350 Per Calendar Month

Qualifier:
Per Calendar Month

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The Bullet Points

- Prominent high street location
- Large shopfront window display
- Rear workspace / preparation area
- Private WC
- Available immediately
- Ground floor commercial premises
- Flexible retail or office space
- Kitchenette facilities
- No business rates (subject to eligibility)
- 3 months upfront

The Main Text

A well-positioned ground-floor commercial premises located on the busy Bethcar Street high street in Ebbw Vale, offering excellent visibility and steady passing foot traffic. The property benefits from a large shopfront window, providing strong signage and display opportunities for a variety of business uses.

Internally, the premises offer a flexible retail or office layout, with a spacious main trading area, a rear workspace, a kitchenette, and a private WC. The space is well-suited to a range of businesses, including retail, office use, beauty services, takeaway, or specialist shops (subject to the relevant permissions).

Early viewing is highly recommended to appreciate the potential of this well-located commercial space.

Business Rates
The property has a current Rateable Value of £3,550. Subject to eligibility, qualifying occupiers may benefit from 100% Small Business Rates Relief, meaning no business rates may be payable. Interested parties should make their own enquiries with the local Council to confirm their liability.

Lease Terms
A new 5-year lease is preferred, subject to contract. To secure the premises, the successful tenant will be required to pay three months' rent in advance and any applicable legal costs.

Permitted Use
The premises are considered suitable for a variety of retail, office and service-based businesses, subject to any necessary planning permissions and landlord approval. Prospective tenants are advised to satisfy themselves that their intended use is appropriate before entering into any agreement.

Local Area
Bethcar Street is one of the main commercial streets within Ebbw Vale, benefiting from steady passing footfall and a mix of established independent retailers, convenience stores, and service-based businesses. The area serves the local residential community and surrounding valley towns, creating regular day-to-day trade. The premises sits amongst a variety of businesses including retail shops, takeaways, and local services, making it a suitable location for a wide range of commercial uses.

Transport Links
The property benefits from good accessibility within the town, with local bus routes operating along Bethcar Street connecting nearby residential areas and neighbouring towns. Ebbw Vale Town Railway Station is located a short distance away, providing rail connections to Cardiff and other South Wales locations. The town also offers convenient road links via the A465 Heads of the Valleys Road, providing access across South Wales and to the Newport and Merthyr Tydfil areas.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

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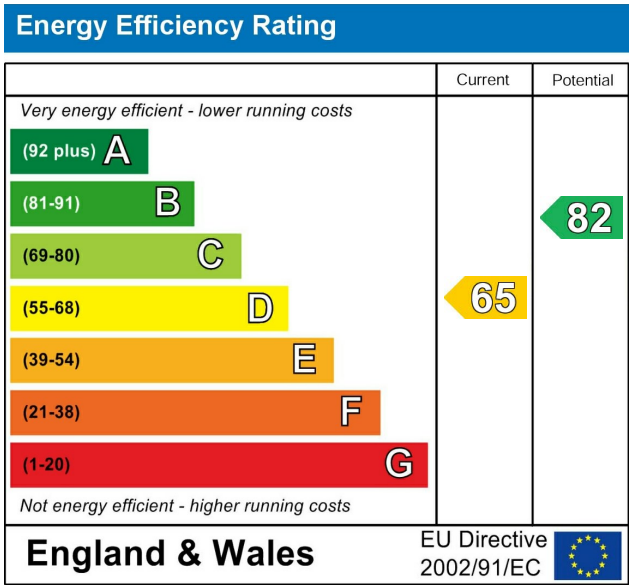
The Floorplan



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