

# The Overview

Property Name:

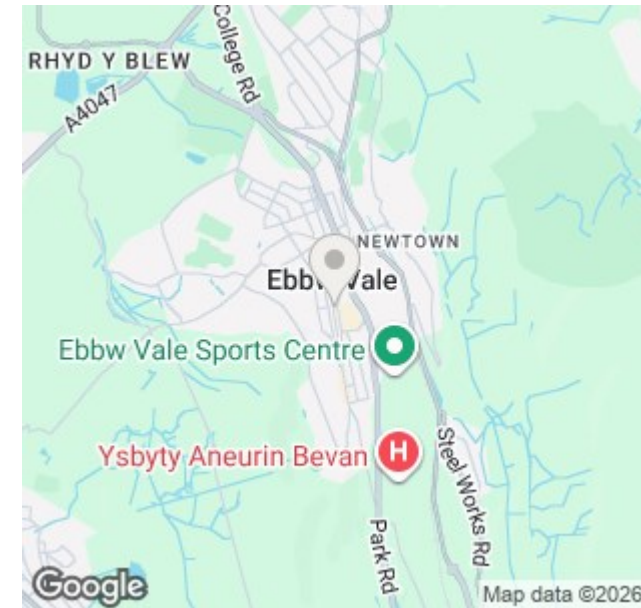
**Bethcar Street, Ebbw Vale**

Price:

**£400 Per Calendar Month**

Qualifier:

**Per Calendar Month**



## 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).

With no business rates payable (subject to eligibility), this presents an excellent opportunity for a new or expanding business seeking an affordable high street presence in a prominent location.

The property is available immediately on a new 5-year commercial lease, with 3 months' rent payable upfront to secure the lease.

Applicants will be required to provide proof of trading and evidence of 6 months' savings as part of the application process.

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

## Local Area

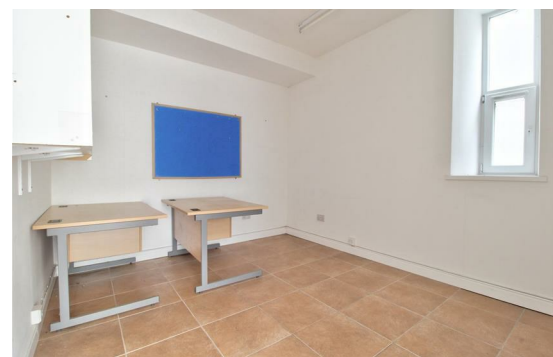
Bethcar Street is one of the main commercial streets within Ebbw Vale, benefiting from steady passing footfall and a mix of established independent retailers, convenience stores, and service-based businesses. The area serves the local residential community and surrounding valley towns, creating regular 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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