

# To Let



## 42/42a Commercial Street New Tredegar, NP24 6AA

- Located close to Tir-Phil railway station
- The internal area is 2,421 sq ft

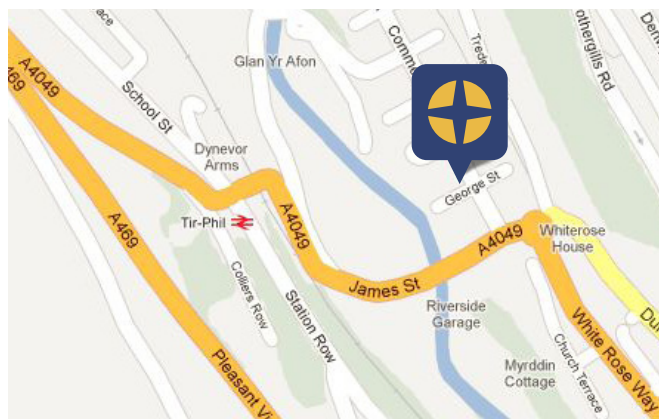
## Location

The premises are located in New Tredegar, a town formerly developed on the mining industry in the Rhymney. The subject premises are located on Commercial Street, just off the main thoroughfare of the A4049 (St James Street). The area also has Railway Halt with the line running to Rhymney to the north and Bargoed, Caerphilly and Cardiff to the south.

## Description

The subject premises comprise of a mid terraced building of traditional construction under an interlocking concrete tiled roof. The premises have been extended to the rear over time. The ground floor provides a double fronted retail area accessed from Commercial Street with rear stores and kitchen area. The rear area has a garden with a garage and storage area along with external W.C.

The first floor provides a large 3 bedroom residential flat with bathroom/shower, kitchen and large living room to the front elevation. The subject premises are in council band A.



## Accommodation

	sqft	m <sup>2</sup>
Ground Floor Retail	821	76.26
Ground Floor Store	293	27.39
Internal Storage	340	31.63
<b>Ground Floor Total</b>	<b>1454</b>	<b>135.28</b>
Bedroom 1	222	20.68
Bedroom 2	131	12.18
Bedroom 3	111	10.34
Kitchen	197	18.33
Bathroom	74	6.90
<b>First Floor Total</b>	<b>967</b>	<b>89.19</b>



**Haydn Thomas**

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## Tenure & Terms

Rental

£15,000 p.a.

## Rateable Value

2010 rateable value: £2,600

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Viewing

Strictly by prior appointment with the sole selling agents, Hutchings & Thomas.

### Important Notice

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