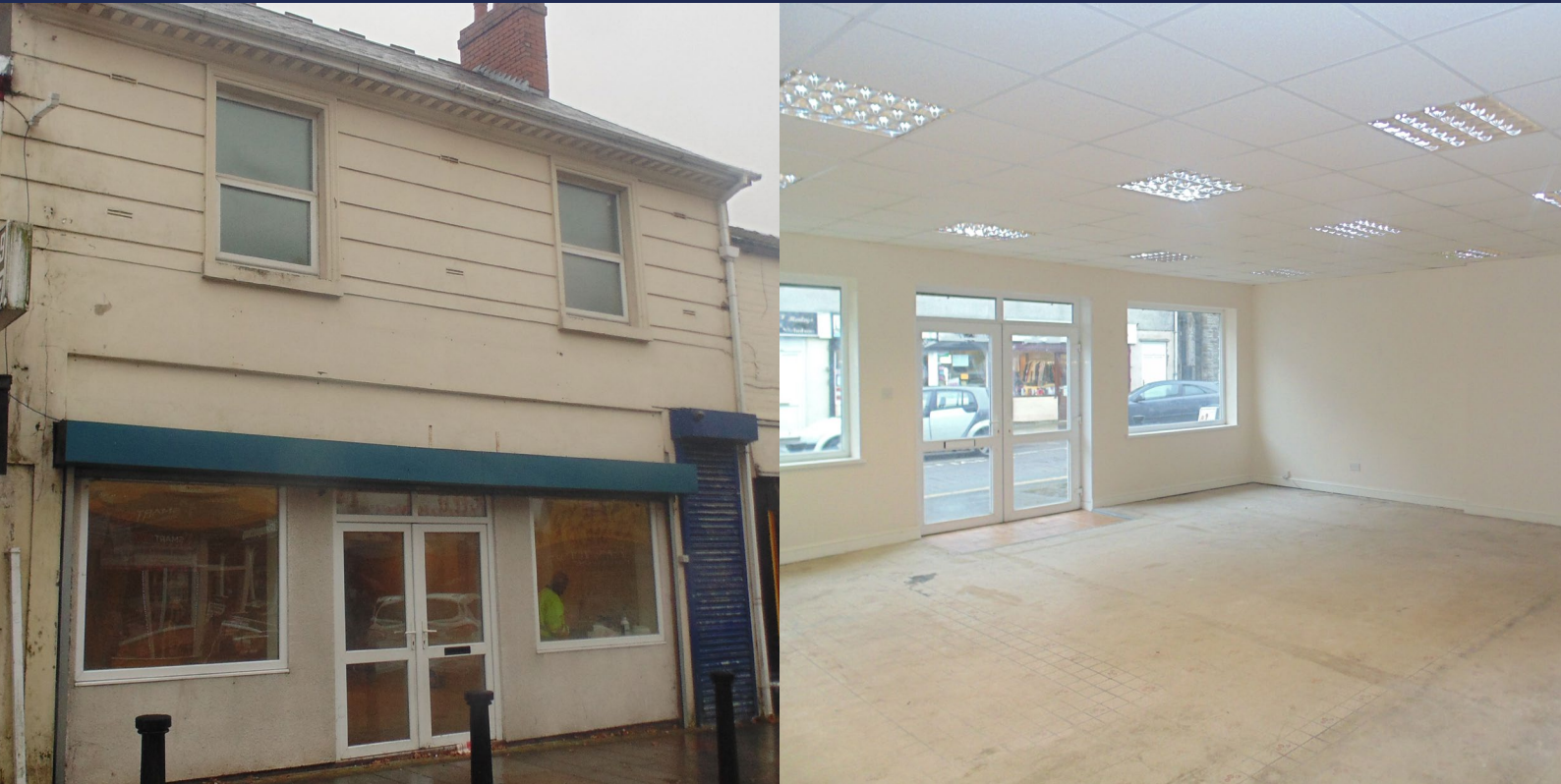


For Sale



12-12A COMMERCIAL STREET, TREDEGAR NP22 3DH

- LOCATED ON MAIN RETAIL THOROUGHFARE OF TOWN CENTRE
- GROUND FLOOR RETAIL AREA 54.34 SQ M (585SQ FT)
- SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING)

Location

The property is located on Commercial Street in Tredegar which is the main retail thoroughfare of the town centre. Tredegar is a town located just to the south of the A465 Heads of the Valleys road and about 20 miles to the north west of Newport and the M4 motorway. Merthyr Tydfil, which provides a range of modern destination shopping, is located 6 miles to the west whilst Abergavenny is situated some 10 miles to the east.

Other occupiers in the area include Boots, Aldi, Farm Foods, Greggs, Superdrug, Peacocks, Betfred and New Look.

Description

The property comprises a mid terraced property arranged over ground and first floor levels. The property has glazed frontage onto Commercial Street.

The ground floor level provides an open plan retail area with suspended ceilings and inset diffused lighting, UPVC double glazing throughout and although a gas supply is available into the building this has been disconnected, rear stores and staff area. A rear fire exit door leads to a rear yard area which also has out door WC facilities.

There are electric security roller shutter doors to the front of the premises.

Steps lead up to a rear personal door to the rear boundary which allows access to a lane and parking area which runs to the rear of the property.

A separate access is afforded to the first floor level which comprises offices, WC facilities and stores. Again there is a rear access door onto the rear yard at high level which again gives access to the rear lane.

Accommodation

The following areas have been measured to RICS guidelines

	sq m	sq ft
Ground Floor		
Retail Area	54.34	585
Retail Stores	16.39	176
Outside Wc's	unmeasured	unmeasured
First Floor		
Office 1	15.05	162
Office 2	13.85	145
Office 3	12.93	139
Office 4	17.77	191
WC	6.42	69
Stores	8.88	95

Car Parking

Car parking is available at the rear of the property.

Quoting Price

Offers in the region of £117,000 for the freehold interest in the property.

Rateable Value

Ground Floor Shop - £5,000 (2010 list)

First Floor Offices - £4,250 (this entry has been deleted).

Legal Costs

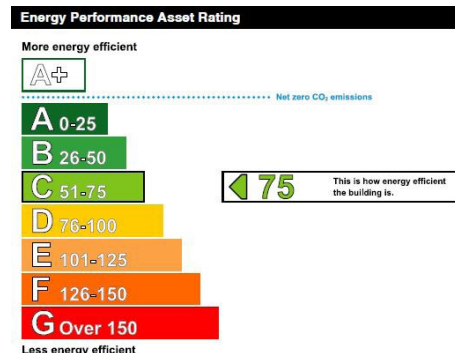
Each party is to be responsible for their own legal costs.

VAT

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

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



Haydn Thomas

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