

TO LET/MAY SELL



FORMER GRASSHOPPER PUBLIC HOUSE 33 BAILEY STREET BRYNMAWR EBBW VALE NP23 4AW

- Located in Brynmawr Town Centre
- Suitable for alternative user (Subject to the appropriate required consents)
- Possibly available Freehold

Location

The subject premises are located on Bailey Street, one of the main arterial thoroughfares in Brynmawr town centre. Brynmawr is a small market town located just to the south of the A465 Heads of the Valleys road approximately 22 miles to the north of Newport and the M4 motorway. The Heads of the Valley roadway provides access to Swansea to the west and the M50/M5 to the east via Abergavenny, Monmouth and Ross-on-Wye. There has been recent duelling work carried out and continue to be carried out to the Heads of the Valleys road to improve access to the Midlands.



Description

The subject property comprises a mid terraced premises arranged over basement, ground, first and second floor levels. The property is of traditional brick stone rendered construction with a multi pitched slate roof having two access points from Bailey Street and a further access via a small yard from Glamorgan Street. Internally the ground floor of the premises comprises a mainly open plan area with dance floor and male and female WCs. A Rear walkway leads to the rear loading areas and two internal staircases provide access to the upper floors. The first floor provides a further bar area with 'L' shaped function room. This area also provides WC facilities as well as a kitchen area. Two gas central heating boilers are located at this level. An internal staircase gives access to the second floor level which provides residential accommodation comprising two bedrooms, a living room, bathroom and kitchen.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	sq m	sq ft
Ground Floor Area	142.81	1537
1 st Floor	147.97	1593
2 nd Floor Flat	71.44	769
Basement/Cellar	Unmeasured	Unmeasured
TOTAL	362.22 sq m	3899 sq ft

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76 This is how energy efficient the building is.

Tenure & Terms

Leasehold

Rent £22,500 per Annum Exclusive

Freehold

Quoting Price £250,000

Rateable Value

£4,000 per Annum (2017 list).

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.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

**HUTCHINGS
& THOMAS**
CHARTERED SURVEYORS

Phone: 01633 214 444

Fax: 01633 244 599

info@hutchings-thomas.co.uk