



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.



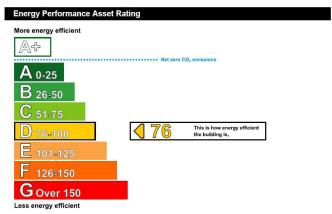
Description

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 |



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.

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:

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