

FOR SALE

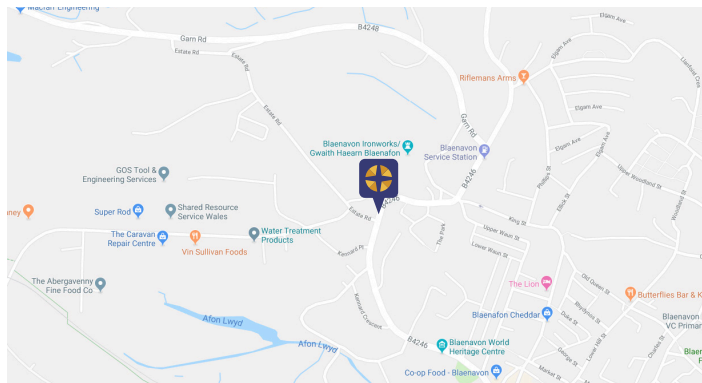


CADDICK BUILDING NORTH STREET BLAENAVON NP4 9RN

- Located on a the B4246 North Street
- Blaenavon is a designated UNESCO world heritage site
- Office storage and Retail Space with yard space .
- 4,458 sq. Ft/ (414.14 sq. m) NIA
- Suitable for alternative uses (subject to the appropriate consents)

Location

The subject premises are located on the B4246 North Street, Blaenavon on its junction with Estate Road. The B4246 is the main arterial link road to the western side of Blaenavon town linking with the A4043 and B4246 to the South and Abergavenny Road to the north giving access to the A465 Heads of the Valleys Road. The town has been designated a Heritage Centre with the former Iron Works within close proximity to the subject site being designated as a UNESCO world heritage site.



Description

The subject property comprises a detached, stone built premises, under a pitched slate roof. The property internally comprises a ground floor storage workshop area with first floor office accommodation. The property also benefits from a good size site which is accessed from North Street providing storage and parking areas together with a detached open storage building. To the front of the site is a retail unit being of traditional stone construction roof. The property holds a prominent location fronting North Street.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	sq m	sq ft
Ground floor store 1	50.65	545
Ground floor store 2	40.00	430
Ground floor store 3	41.90	451
Reception	17.87	192
TOTAL	150.42	1618
1st floor office area	41.12	442
Landing area	11.39	122
Kitchen	7.56	81
Office store	9.62	103

Room	sq m	sq ft
Stairwell storage area	4.80	32
Office	12.49	134
Large end office	32.80	353
TOTAL	119.78	1287
2nd floor office 1	30.66	330
2nd floor office 2	15.37	165
TOTAL	46.03	495
External open store	58.98	635
Separate retail unit	39.36	423
TOTAL NIA	414.14	4,458

Quoting Price

£225,000 (Two Hundred & Twenty Five Thousand)

Freehold

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:

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Important Notice

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