



FOR SALE



Fitness 101 Former Salvation Army Hall & Old Canteen, High Street, NP13 3AG

- A main retail thoroughfare in Blania Town
- Suitable for alternative uses (subject to planning)



Location

The subject premises are located on High Street which is the main retail thoroughfare of Blania town. The area provides a mixture of uses including A1 retail, public houses, A3 Indian and Chinese take - aways, working men's club and residential uses.

Blania is a small town located approximately 3 miles to the south of Brynmawr and the A465 Heads of the Valleys Road. Newport and the M4 motorway are located approximately 20 miles to the south east.



Description

The subject property comprises a substantial stone built hall fronting the main Blania Road, formerly occupied by the Salvation Army. The property is of stone construction having a pitched slate roof.

The property is currently used for a gym and has various rooms throughout for differing fitness uses.

The lower ground floor of the former Salvation Army building provides changing rooms, showers and WC's.

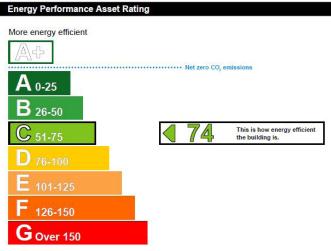
There is a canteen area adjacent to the reception in the former Salvation Army building.

The property has undergone extensive refurbishment and upgrading

Accommodation

The following areas have been measured to RICS guidelines:-

Room	Sq Ft	M^2
Old Canteen	1630	151.45
Former Salvation Army		
Ground Floor	1930	179.31
First Floor	1968	182.85
Basement	217	20.21
TOTAL GROSS AREA (Approx)	5745	533.82



Quoting Price

£155,000 (One Hundred and Fifty Five Thousand Pounds).

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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