

# 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 works.

## Accommodation

The following areas have been measured to RICS guidelines:-

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

## Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Net zero CO<sub>2</sub> emissions

**74**

This is how energy efficient the building is.

## Quoting Price

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

## 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

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& THOMAS**  
CHARTERED SURVEYORS

Phone: 01633 214 444

Fax: 01633 244 599

info@hutchings-thomas.co.uk