

'Investment Opportunity'

Gwent Ref MS 383



Price
Freehold Property: £249,950

Property: An opportunity to purchase this investment property that consists of a spacious ground floor shop with a basement and a two bedroomed self contained flat over. The shop which is leased out to a training company yields an income of £200 per week whilst the flat brings in a rent of £85 per week.

The shop and the flat are on 6 month rolling leases. The shop rent has remained the same for the last 5 years and should now be reviewed

The basement is presently used as storage by the vendor.

The ground floor shop area consists of double display window frontage and entrance fitted with an electric shutter. The front office area of the shop is approx.412 sq ft with a toilet and kitchen area. The rear office area is

approx. 373 sq ft also has a toilet and kitchen area. Both offices are open plan and have a suspended ceiling and separate gas fired central heating.

Stairs lead down to the dry basement (approx 990 sq ft) that is used for storage.

The flat over the shop is accessed via a rear external steel staircase. The flat consists of UPVC entrance door leading to two bedrooms, a large lounge, bathroom and kitchen/dining room. The flat has gas central heating.

Location: The property is on the main shopping street of this large Gwent town. The property is on a parade of mixed retail outlets and the street is pedestrianised during the daytime. The town is presently undergoing major redevelopment and investment

Rear of Property



Tenure:
Freehold

Viewing: This is a confidential sale. Please respect the vendor's wishes. To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.