

'Vacant Retail Property with 3 Bed Flat for Lease'

Blackwood, Gwent MS 397



Price
Rent: £24,000 pa

Premises

A vacant town centre ground floor retail premises previously trading as a photo print shop but now available as vacant premises.

The property has the benefit of a 3 bedroom flat over the shop which is included in the rent. The shop retail area is approximately 620 sq ft. with two display windows and entrance door. There is a work/storage area of approx. 200 sq ft including a small storeroom. The retail unit is suitable for a variety of uses (subject to necessary permissions being granted)

Accommodation

The flat is accessed by either the shop or from the rear of the property.

Stairs lead up to a landing with a room off of approx. 265 sq ft, a bathroom, a further room (approx. 232 sq ft) and a fitted kitchen.

Further stairs lead up to the second floor with two rooms (68 sq ft and 133 sq ft) with a second shower room and toilet.

The flat is mostly double glazed and has the benefit of gas central heating.

Location: At the heart of the town centre amidst a parade of mixed shops. There is a public car park to the rear of the property.

Tenure:

Leasehold term to be agreed
Rent: £24,000 pa (shop and flat)
Rates: £6,700 per year

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 leasehold and any 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.