



FOR SALE



Somerset Street, Abertillery, NP13 1XR

£180,000

We are pleased to offer for sale this respected commercial premises, a former bank, with two self contained flats & a maisonette above with the potential to increase the number of flats offering an ideal business opportunity providing a good rental yield!

Located in the Town of Abertillery, situated just off the high street, the main shop floor comprises two main rooms & two offices with toilet & kitchen facilities on the above floor. Each flat is set on a separate floor with communal hallways & fire exits.

Contact us to arrange your viewing!

- Ample Trading Space
- Commercial Property With Flats Above
- Exciting Business Opportunity
- Potential For High Yield
- Town Centre Location
- Viewing Highly Recommended
- Year Round Passing Trade

Shop Floor

Main Area - 10.31m x 6.58m
Secondary Room - 8.95m x 4.71m ("L" Shape)
Office 1 - 4.90m x 2.42m
Office 2 - 2.71m x 2.58m
Bank Safes - to rear of shop floor.

1st Floor:

Kitchen - 4.43m x 3.38m
Storage Area - 4.83m x 3.18m
Storage Area 2 - 3.57m x 3.50m
Toilet Facilities

Maisonette

Set over two floors;

Lounge - 4.70m x 4.32m
Dining Room - 4.70m x 4.63m
Kitchen - 3.83m x 2.72m
Bedroom 1 - 4.70m x 4.63m
Bedrooms 2 - 3.10m x 2.79m
Bathroom - 2.99m x 1.83m

Flat 1

Has the potential to be split in to two, one bedroom flats.

Lounge - 4.75m x 4.49m
Kitchen - 4.64m x 3.21m
Bathroom - 2.48m x 2.36m
Bedroom 1 - 3.37m x 3.26m
Bedroom 2 - 3.67m x 2.22m

Flat 2

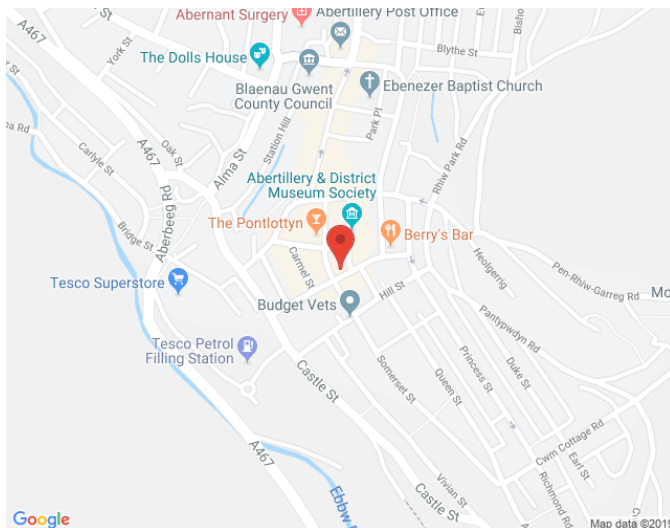
Has the potential to be split in to two, one bedroom flats.

Lounge - 4.73m x 4.40m
Kitchen - 4.65m x 4.17m
Bathroom - 2.38m x 2.12m
Bedroom 1 - 4.25m x 3.34m
Bedroom 2 - 3.71m x 2.27m

NEED MORTGAGE ADVICE?

We offer independent, whole of market mortgage advice.

Contact our office for more details.



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