

**retail in NP23**

Bethcar Street, Ebbw Vale  
Blaenau Gwent, NP23 6HG

**£75,000** Starting Bid

- ✓ Three storey mid-terrace
- ✓ Retail and office use
- ✓ NIA 110.57sqm (1,190sqft)
- ✓ Good condition throughout
- ✓ Large glass window frontage
- ✓ Freehold title



PATTINSON  
AUCTION



# Summary

- Property Type: Retail - Parking: None Price: £75,000

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this substantial three storey terraced commercial property, conveniently located along Bethcar Street, Ebbw Vale. The property comprises several rooms suitable for retail and office use, and measures an NIA of approximately 110sqm (1,190sqft).

Please note that we have not inspected this property.

## Accommodation

### GROUND FLOOR

Shop front: 3.81m x 8.81m

Window frontage, metal cladding with shelving blocks, carpeted flooring, night storage heaters, floor and wall double plug sockets, strip lighting. Under storage cupboards. Door to...

Kitchen area: 2.49m x 2.59m

Single drainer sink unit chrome tap, cupboards and drawers, laminate flooring, night storage heater, window to rear.

W.C.: 1.04m x 2.51m

White W.C., hand basin, window to rear, laminate flooring.

### FIRST FLOOR

Office one: 2.01m x 2.28m

Carpeted flooring, night storage heater, window to rear elevation

Office two: 4.57m x 3.48m

Carpeted flooring, window to rear elevation, night storage heater, strip lighting.

Office three: 3.86m x 4.72m

Carpeted flooring, window to rear elevation, night storage heater, strip lighting.

### SECOND FLOOR

Office four: 2.74m x 3.30m

Carpeted flooring, night storage heater, strip light.

Office five: 4.82m x 4.19m

Carpeted flooring, two night storage heater, window to front elevation, strip lighting.

NIA 110.57sqm (1,190sqft)

## Tenure

Freehold. Title number CYM408376.

## Rateable Value

The adopted rateable value is £4,850 as of 1st April 2017.

Sourced from VOA.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Bethcar Street, Ebbw Vale, Blaenau Gwent, NP23 6HG

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

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