



71 and 72 Broad Street, Blaenavon, Pontypool.

NP4 9NH

£125,000

Tenure Leasehold

- **END TERRACE COMMERCIAL PROPERTY.**
- **THREE BEDROOMED LIVING ACCOMMODATION ABOVE**
- **HIGH STREET LOCATION**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING NOT OPERATIONAL**

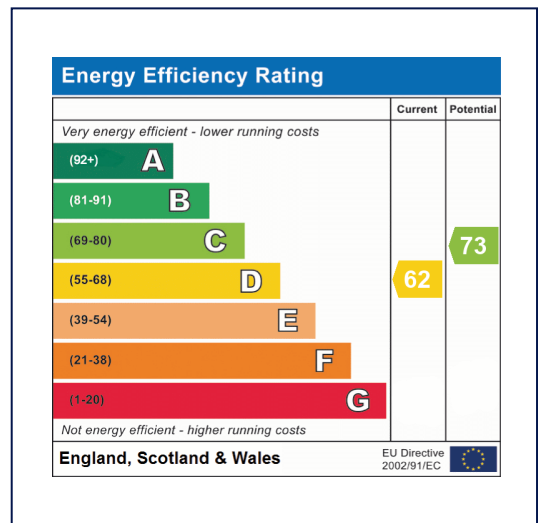
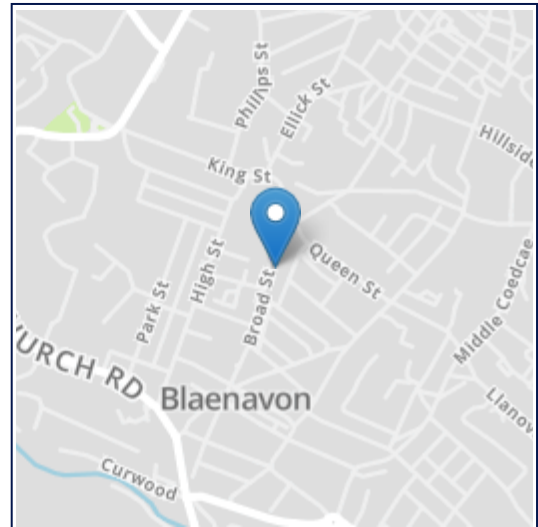
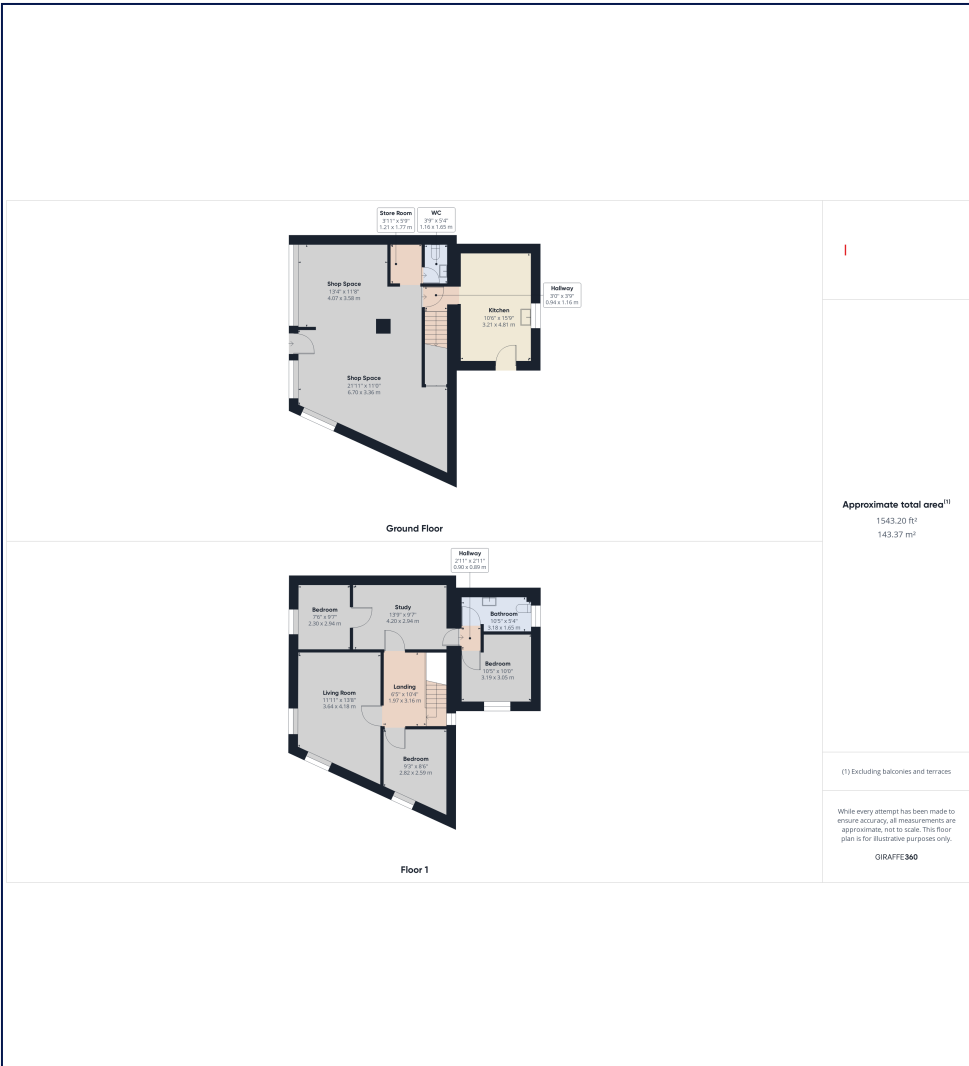
Located in the lower part of Broad Street in Blaenavon and offered with vacant possession this substantial End Terrace Retail Premises with Three Bedroomed living accommodation above comprises: Open Shop Area with three display windows, Cloakroom/W.C. and Kitchen /Diner to the ground floor, with first floor living accommodation comprising Galleried landing, Living Room, Study and Three Bedrooms. There is a gas central heating system though this is currently not operational. Outside is an enclosed rear garden with off road parking. Ideal as an investment opportunity or lifestyle business. We are informed that the property is Leasehold with two leases associated. The property has an 800 year lease that commenced in 1854, and the land at the rear has a separate lease of 800 years that commenced in 1859.

The property in a ideal location, offering easy access to Blaenavon Primary School and local town centre, the town itself has World Heritage status and has many places to visit including the Big Pit Museum and Blaenavon Ironworks. The property has great links to all major road links and within easy access of Abergavenny.

Services:

All Mains.

Council Tax Band:



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.