

89 COMMERCIAL STREET, TREDEGAR, GWENT NP22 3DN

OIRO £165,000



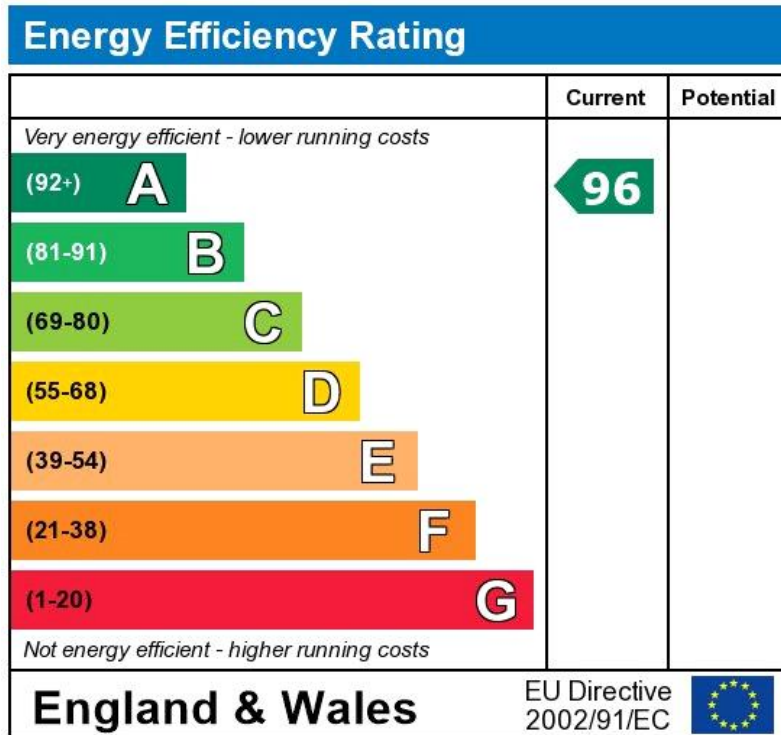
LARGE COMMERCIAL PROPERTY

PROPERTY REFERENCE CODE: RS3347

89 COMMERCIAL STREET, TREDEGAR, GWENT NP22 3DN

A substantial and highly prominent commercial property, ideally positioned on a busy main shopping street, benefiting from excellent footfall and strong visibility. Potential for residential conversion (subject to consents).

- VERY LARGE COMMERCIAL PROPERTY
- SET OVER FOUR FLOORS
- THREE LARGE SHOWROOMS
- DISPLAY WINDOWS
- OFFICE AREA & W/C
- IN BUSY TOWN CENTRE
- VERSATILE SPACE
- IDEAL FOR A VARIETY OF DIFFERENT USES
- LARGE PUBLIC CAR PARK CLOSE BY
- REAR ACCESS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Louvain Properties are pleased to offer to the market this very large commercial property.

The premises offer extensive and flexible accommodation, comprising three large showroom areas, the main showroom provides superb frontage and merchandising opportunities with a large display window. A spacious basement level adds further versatility, suitable for storage or additional operational space.

The property also includes a dedicated office, a W/C area, and secure entry access, making it well-suited for a range of business needs.

Externally, there is the added advantage of a large public car park located nearby, ensuring convenient access for both customers and staff.

This versatile property would be ideal for a variety of uses, subject to the necessary planning consents, and presents an excellent opportunity for businesses seeking a high-profile trading position.

Tenure: Freehold

Main Showroom

Double entrance doors. Display windows. Electric roller shutter doors. Carpet as laid. Flat plastered walls and suspended ceiling. Lighting and smoke alarms.

w: 6.3m x l: 21m

Office**w: 2.5m x l: 3.5m**

Hardwood flooring. Flat plastered walls and suspended ceiling. Wall mounted Maine combination boiler. Radiator. Door to W/C.

WC**w: 1.3m x l: 2.3m**

Vinyl flooring. uPVC and double glazed window. Flat plastered walls and suspended ceiling. W/C. Wash hand basin.

Basement**w: 4m x l: 6.3m**

Vinyl flooring. Flat plastered walls and artex ceiling. Radiator. Rear steel door. Electric roller shutters. Radiator.

Showroom 2**w: 6.3m x l: 23.7m**

Carpet as laid. Flat plastered walls and suspended ceiling. Six radiators. Two uPVC windows to the rear and two uPVC and double glazed window to the front.

Storage Room 3**w: 6.4m x l: 8.4m**

Carpet as laid. Flat plastered walls and artex ceiling. uPVC tilt and turn double glazed window. Two radiators.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.