

42 BETHCAR STREET, EBBW VALE NP236HG

GUIDE PRICE £90,000



BETHCAR STREET, EBBW VALE

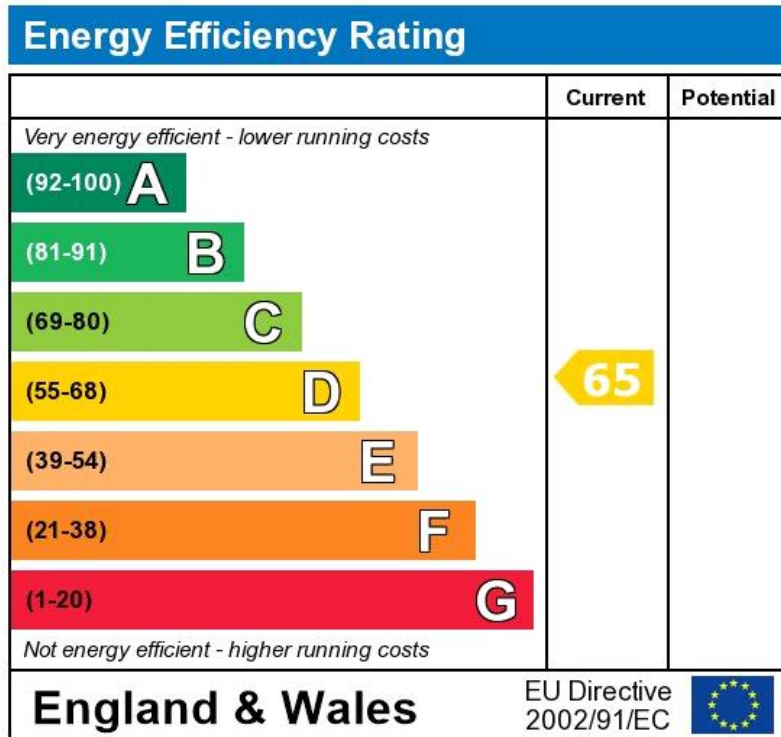
PROPERTY REFERENCE CODE: RS2460

42 BETHCAR STREET, EBBW VALE NP236HG

BEING SOLD VIA SECURE SALE WITH PATTISONS AUCTIONS ONLINE BIDDING. Terms & Conditions apply. Starting Bid £82,000. Guide Price £90,000.

Welcome to this charming property located in the heart of the bustling town centre, offering both commercial and residential opportunities.

- SHOP AND ONE BEDROOM FLAT
- IN TOWN CENTRE
- DOUBLE FRONTED SHOP WINDOW
- LARGE SHOP AREA
- KITCHEN AREA
- W/C
- REAR SECURITY GATE
- ELECTRIC ROLLER SHUTTER DOORS



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:

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Louvain Properties are proud to offer this spacious, ground floor shop and one bedroom flat above.

Situated in a highly sought-after area, the ground floor hosts a spacious shop area, perfect for retail ventures, boutique shops, or professional services.

The shop benefits from large, inviting display windows, providing ample natural light and excellent visibility to attract foot traffic.

The open-plan layout offers flexibility for various business setups, with enough space for product displays, customer service areas, and storage.

The flat boasts a contemporary living space, tastefully designed to maximise comfort and functionality, a spacious kitchen and bathroom.

The bedroom offers a tranquil sanctuary with enough space for a cosy bed and storage furniture, providing a comfortable night's sleep.

The flat includes a well-appointed bathroom, complete with essential amenities for everyday convenience.

A great opportunity for those looking to invest in the town whilst renting out the above shop!!

BOTH FLAT AND SHOP ARE CURRENTLY OCCUPIED AT A COMBINED MONTHLY RENTAL INCOME OF £850.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Council Tax Band: A (BGCBC Council Tax)

Tenure: Freehold

Shop area

Spacious room with open outlook due to the large double window. Wooden flooring and suspended ceiling with lighting. Plenty of electric sockets. Plain and panelled walls. Carpeted area to the rear of the room. Entrance to the kitchen.

Kitchen

Tiled flooring. Flat plastered walls and ceiling. Wall and base units with a stainless steel sink and drainer. Five double sockets. Strip lighting. Window to the rear of the property. Solid iron security gate which leads to a small porch to the uPVC back door.

WC

Tiled flooring. Flat plastered walls and ceiling. W/C. uPVC and double glazed window.

Flat above shop - Hallway

Carpeted stairs to the flat. Artex walls and ceiling.

Flat Above Shop - Bathroom

w: 1.7m x l: 3.4m

LVT flooring. Artex ceiling and clad walls. W/C. Bath with shower over. Wash hand basin. Extractor fan. uPVC and double glazed window.

Flat above shop - Lounge

w: 3.8m x l: 4.7m

Carpet as laid. Flat plastered walls and artex ceiling. Two uPVC and double glazed windows. Radiator.

Flat - Bedroom

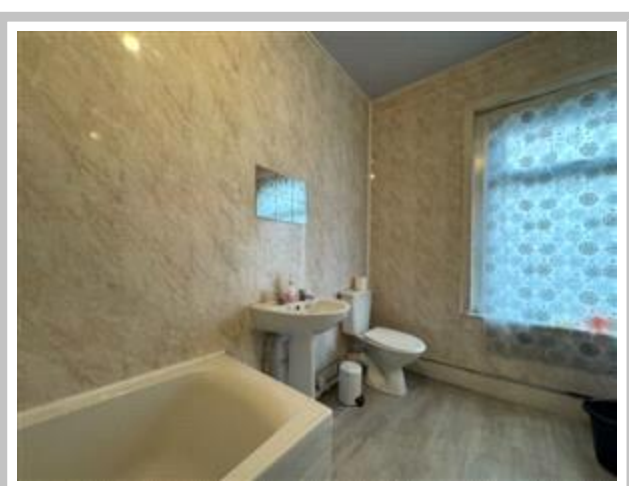
Carpet as laid. Flat plastered walls and artex ceiling. Two radiators. uPVC and double glazed window.

Flat above shop - Kitchen

w: 3.3m x l: 3.7m

Laminate flooring. Artex walls and ceiling. Wall and base units with laminate worktops. Extractor fan. Breakfast bar. Space for a cooker and space for a washing machine. uPVC and double glazed window.







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.