

12A CASTLE STREET, TREDEGAR, BLAENAU GWENT NP22 3DE

GUIDE PRICE £110,000



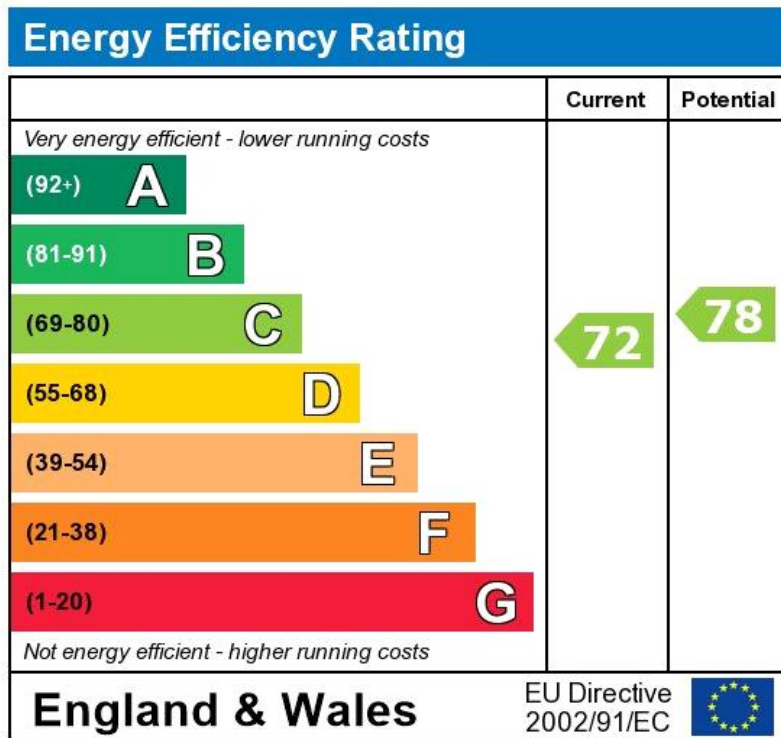
**MIXED-USE PROPERTY - GREAT INVESTMENT
OPPORTUNITY!**

PROPERTY REFERENCE CODE: RS3233

12A CASTLE STREET, TREDEGAR, BLAENAU GWENT NP22 3DE

Being Sold via Secure Sale online bidding via Pattinson Auction. Terms and Conditions apply. Starting Bid £110,000. A prime mixed-use investment opportunity comprising a ground floor commercial unit, together with two self-contained flats providing strong and diversified income potential.

- BEING SOLD VIA SECURE ONLINE BIDDING
- CLOSE TO A465 WHICH LINKS TO A470
- CLOSE TO LOCAL AMENITIES
- COMMERCIAL & RESIDENTIAL
- GREAT INVESTMENT OPPORTUNITY
- IDEAL LOCATION IN TOWN CENTRE
- CLOSE TO TOWN CENTRE & BEDWELLY PARK
- FREE PARKING NEARBY



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 mixed-use property, offering an excellent investment opportunity.

The property comprises a ground floor commercial unit, along with two self-contained three-bedroom residential flats. One flat is currently tenanted providing rental income from completion.

With its versatile mixed-use layout, the property offers diverse income streams and excellent growth potential.

Set in a popular, convenient location close to amenities, schools, and transport links, it also benefits from rear access and a private garden.

This is a fantastic opportunity for investors or owner-occupiers looking for a well-located, income-generating asset with strong long-term prospects.

Please contact Louvain Properties to book a viewing!

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'.

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

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 Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A (BGCBC Council Tax)

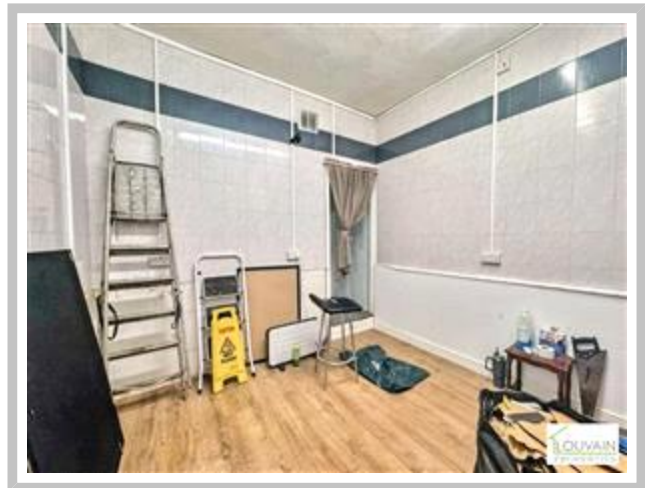
Tenure: Freehold

Electricity supply: Mains

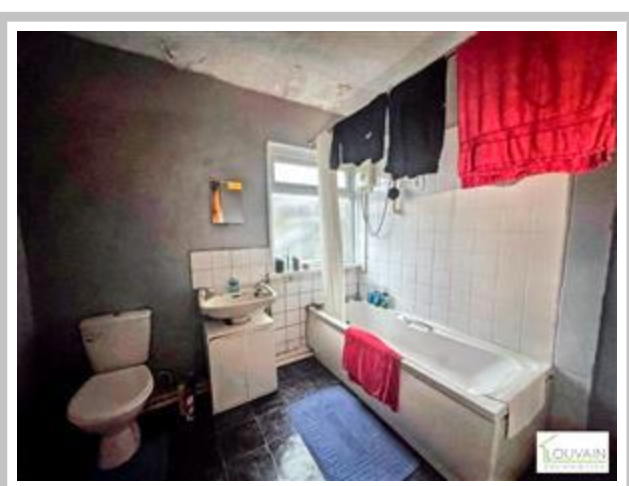
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains









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.