

FOR SALE
WORKSHOP AND YARD
141.39 Sq m (1,522 Sq ft)



THE OLD COUNCIL YARD
WARWICK ROAD
BRYNMAWR
BLAENAU GWENT
NP23 4AR

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

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LOCATION

The property is located in the market town of Brynmawr, a short distance from the town centre. The surrounding area is predominantly mixed commercial with nearby occupiers including a Stagecoach bus depot, Rodger Llewellyn Funeral Directors, Brynmawr Fire Station and Lakeside retail park to the rear which includes Lidl, Greggs and McDonalds. The property is within walking distance of a variety of amenities and shops on Market Square and Beaufort Street.

DESCRIPTION

- Town centre location comprising a detached workshop and store.
- Gated Yard.
- Separate Store/ Office.
- Walking distance to Brynmawr Town Centre.
- Potential for development subject to planning.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq m	Sq ft
Workshop	115.26	1,241
Store	26.13	281
Total Gross Internal Area	141.39	1,522

TENURE

The property is available on a Freehold.

ASKING PRICE

£150,000.00 Subject to Contract.

The property is currently Let on a ten year lease at a rent of £6,240 with a rent review every three years.

The lease expires in January 2032.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Workshop & Premises
Rateable Value: £4,350

Interested parties are advised to make their own enquiries with Blaenau Gwent County Borough Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

PLANNING

We have not made any enquiries with Blaenau Gwent County Borough Council with regards to the current planning consent; however, we have assumed that the property has planning for Class B2 (Industrial) use under the Town & Country Planning (Use Classes Wales) Order 1987.

Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property is currently exempt from an EPC under The Energy Performance of Buildings (England and Wales) Regulations 2012.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants Ltd:-

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SUBJECT TO CONTRACT
August 2026

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SITE PLAN



Front Elevation Photograph



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