



## Retail in NP22

Castle Street, Tredegar, Tredegar, Blaenau Gwent, NP22 3DE

**£90,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ COMMERCIAL & RESIDENTIAL
- ✓ CLOSE TO TOWN CENTRE & BEDWELLY PARK
- ✓ GREAT INVESTMENT
- ✓ FREE PARKING NEARBY

## Description

AUCTION T/Cs apply

MIXED-USE PROPERTY - GREAT INVESTMENT OPPORTUNITY!

The property comprises a ground floor commercial unit, along with two self-contained three-bedroom residential flats.

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. One flat is currently tenanted providing rental income from completion.

Council Tax Band: A (BGCBC Council Tax)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Price: Starting Bid £90,000

Property Type: Retail

Business Type: Other/Unspecified

## Description

The property comprises a ground floor commercial unit, along with two self-contained three-bedroom residential flats.



## Location

TREDEGAR, BLAENAU GWENTCLOSE - TO A465 WHICH LINKS TO A470



## Tenure

Freehold - TITLE NUMBER: WA396855



## EPC

Rating C



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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