



60 High Street

Blaina, Abertillery, NP13 3AG

Asking Price £135,000



868.00 sq ft

A two storey part let mixed use property comprising ground floor restaurant / takeaway and separate first floor 1 bedroom flat. The ground floor is currently vacant and the first floor is let out at £550 pcm / £6,600 per annum.



Location

High Street in Blaina, South Wales, is the central artery of a former industrial town nestled in the Ebbw Fach Valley. It serves as a, now largely residential, community hub for this Blaenau Gwent town, featuring traditional, compact valley terraced architecture amidst a setting characterized by steep hills, industrial heritage, and recent community-led revitalization efforts. The A467 is nearby which runs between Brynmawr and Abertillery.

Accommodation

Ground Floor

Restaurant - 271 sq ft (25.16 sq m)

Kitchen : 220 sq ft (20.4 sq m)

First Floor

Lounge : 134 sq ft (12.48 sq m)

Bedroom : 147 sq ft (13.65 sq m)

Kitchen : 78 sq ft (7.26 sq m)

Shower Room : 18 sq ft (1.68 sq m)

Total : 868 sq ft (80.63 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value from the 1st April 2026 is £2,500. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession on the ground floor, subject to AST on the first floor.

EPC

Energy Performance Certificate number and rating is TBC

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com