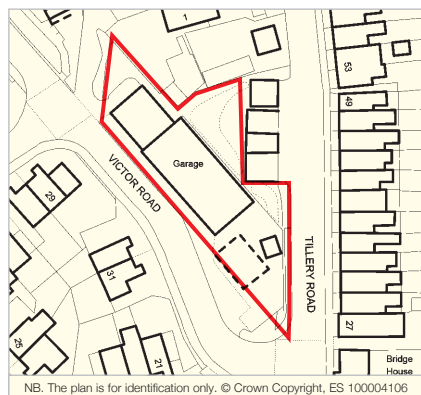


Abertillery Penybont Garage, Victor Road, Cwmtiltery, Gwent NP13 1HU

- **A Freehold Former Service Station together with Workshop/ Car Sales Room and Convenience Store occupying a site extending to Approximately 0.117 Hectares (0.288 Acres)**
- **Total Approximate NIA 320 sq m (3,444 sq ft)**
- **Parking for Approximately 20 Vehicles**
- **Close to Town Centre**
- **Possible potential for Alternative Uses subject to obtaining all necessary consents**

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs TLT Solicitors (Ref: R Counsell).
Tel: 0333 006 0815.
Email: robert.counsell@tltsolicitors.com

Freehold Former Service Station



Tenure

Freehold.

Location

The property is located on the west side of Victor Road, to the south-east of its junction with Pen-Y-Bont Road. A range of amenities and facilities is available in Abertillery town centre to the south. The A467 is to the east and provides access to the A465 and in turn the A40, M50 and M5 Motorways. Rail services run from both Pontypool and Ebbw Vale Stations. The open spaces of Brecon Beacons National Park are close by to the north.

Description

The property comprises a former service station, workshop/car sales room and convenience store together with forecourt with multiple fuel pumps and parking for approximately 20 vehicles. Occupying a site extending to approximately 0.177 hectares (0.288 acres).

Accommodation

Ground Floor – Retail Area, Office, Rear Store Room, Rear Workshop, Former Showroom Area

First Floor – Offices

Site Area Approximately 0.117 Hectares (0.288 Acres)
Total Approximate NIA 320 sq m (3,444 sq ft)

NB. The property was not measured by Allsop. The measurements were obtained from a Valuation Report.

Planning

Local Planning Authority: Blaenau Gwent County Borough Council.
Tel: 01495 355555.

Website: www.blaenau-gwent.gov.uk

The property may afford possible potential for alternative uses and/or redevelopment, subject to all necessary consents being obtained.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.