

LOT 2

ADDRESS
54-56 Queens Road
Elliot's Town, New Tredegar
Gwent, NP24 6DZ

John Pye
Property

ELLIOTS TOWN, GWENT



Freehold Former Social Club Suitable for Re-Development (STP) Sold With Vacant Possession

Guide Price*

£50,000+

FEATURES

- Auction Date: 27th – 28th March 2019
- Guide Price: £50,000+
- Freehold former social club
- Existing premises license
- Desirable semi rural location
- Corner plot
- Suitable for conversion to residential (STP)
- Close to both Brithdir & Tir-phil Train station

EPC Rating:

Solicitors

Knights PLC, Cheshire

Location

The property occupies a prominent corner position of Queens Road in the district of New Tredegar, Close to the town of Caerphilly in South Wales. Nearby amenities include a range of bars and restaurants, a local primary school and a good range of local independent shops.

There are two railway stations within close proximity, providing good access to Cardiff which is approximately 20 miles to the south.

The Brecon Beacons National Park, a popular outdoor tourist destination, is six miles to the north. Demand for holiday accommodation in the area would make the building suitable for conversion to short stay letting rooms or apartments (STP).

Description

- For Sale By Online Auction: 27th – 28th March 2019
- Guide Price: £50,000
- Freehold former social club with premises license
- Re-development opportunity (STP)
- Approx. gross internal floor area 2,780 ft²
- Corner plot location with part two storey part three storey accommodation

The property occupies a corner plot in an elevated position, with accommodation arranged over lower ground, ground and first floors. The building is of stone construction with a pitched and tiled roof.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

27th - 28th March 2019

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

LOT 2



Description Cont'd

The ground floor trading area has an open plan bar with lounge. The first floor can be accessed both internally, and externally via a set of metal steps. To the first floor there is a bar servery and skittle alley. Further accommodation includes; ancillary trade areas, two sets of customer WC's, large beer cellar and additional storage areas.

Accommodation

The property has a gross internal floor area of circa 2,780 sq ft (measurement taken from VOA website)

Services

We understand the property has mains gas, electricity, water and drainage. However, interested parties should make their own enquiries.

Tenure

The Property is freehold

Business Rates

The current Rateable Value is assessed at £3,650.

VAT

We have been advised that VAT will be payable on the purchase price.

Guide Price

£50,000+

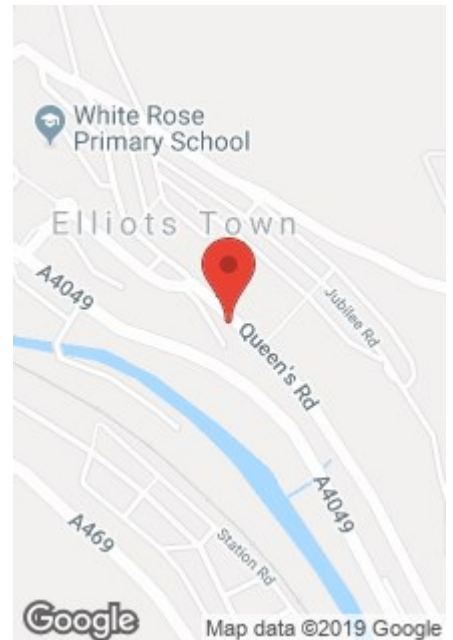
Buyers Premium

2% (min. £3,600) Inc. VAT

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Investment Analysis

Subject to obtaining the necessary planning consent the property could be reconfigured to provide various options, including; conversion to residential, holiday lets, mixed use or remaining as an Ex-Serviceman Club.



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