



93 High Street, Blaina, NP13 3BN

Guide Price £36,000 Freehold

- Development Opportunity
- Ground Floor Commercial Premises
- First Floor Flat
- Rear Access
- Outdoor Area
- Separate Access

****ONLINE AUCTION**** VIA AUCTION HOUSE WALES, BIDDING OPENS AT 1PM ON MONDAY 7TH OCTOBER 2024 AND CLOSES AT 1 PM TUESDAY 8TH OCTOBER 2024. This mixed-use property offers a development opportunity within the High Street of Blaina. Having accommodation comprising a commercial premises to the ground floor, previously occupied by Ladbrokes, and to the first floor is a flat in need of complete renovation. There is an outdoor area to the rear in need of cultivation. Both ground floor and first floor premises have their own access from the front of the building.

Agents Note: We are advised the property is currently exempt from Council Tax and needs to be assessed. Please contact the agent for further information.

Residential EPC Energy Efficiency Rating: G

Commercial EPC Energy Efficiency Rating: C

Further information overleaf



1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH
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A viewing schedule is available via Auction House Wales. Please call to book an appointment.

Administration Fee: 1.2% including VAT of the purchase price, subject to a minimum of £1200 including VAT, payable on exchange of contracts.

Buyer's Premium Fee: £600 including VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser.

*Guide Price: An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

