



BRITTON
PROPERTY

Investment For Sale

55 Bethcar Street, Ebbw Vale
Gwent NP23 6HW



Attractive Town Centre investment

Let to Savers Health & Beauty Ltd

Rent: £22,000pa

Expiry: 11th July 2029

Guide Price: £200,000 - £220,000

Location

Ebbw Vale is the largest town of the Blaenau Gwent County Borough, located 16 miles north west of Newport and 21 miles north of Cardiff. Ebbw Vale is located south of the A465 Heads of Valley Road between Abergavenny and Merthyr Tydfil.

The premises are situated on the west side of Bethcar Street, close to its junction with The Walk. Occupiers close by include Iceland, BUPA Dental Care, Heron Foods, Sense, Specsavers, Poundstretcher, TUI, Greggs and The Post Office.

Accommodation

The property comprises a ground and first floor commercial premises surmounted by a flat roof within the front area of the property and pitched roof to the rear.

The property offers a prominent aluminium framed and glazed frontage. Internally the property is presented in an open plan retailing layout with upper floor providing stores, staff facilities, office and w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 3,141 sq ft / 291.8 sqm

First Floor: 2,166 sq ft / 201.27 sqm

Tenancy

Let to Savers Health & Beauty Ltd until 12th July 2029 on a FRI lease at a passing rent of £22,000pa. There is a tenant break option on 12th July 2027.

Covenant info: For the year ending 28th December 2024, Savers Health & Beauty Ltd reported a turnover of £791.31m with a pre-tax profit of £69.928m and shareholders funds of £83.549m. (Experian 01.09.2025)

Guide Price

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EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



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Viewing strictly by appointment with BRITTON PROPERTY -

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

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