



AJ Convenience Store

7 Castle Street, Tredegar, Blaenau Gwent, NP22 3DE

Tenure: Freehold/Leasehold

Price: £300,000/£POA

Ref: 96579

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well established convenience store
- Two one-bed apartments
- Successful business
- Parking for four vehicles
- Net turnover £572,000 per annum

Location

Tredegar is an historic industrial town situated on the banks of the Sirhowy River in Blaenau Gwent County Borough in South East Wales. The town lies on the southern edge of Brecon Beacons National Park.

Tredegar is a well-connected town, situated adjacent to the A465 Heads of the Valleys road. This major trunk route acts as the primary east to west highway across South Wales. It is surrounded by iconic industrial heritage landmarks, scenic country parks and natural valleys.

Ebbw Vale is three miles east, Brynmawr is six miles northeast, Merthyr Tydfil eight miles west and Abergavenny 14 miles east. As of the 2021 census, Tredegar had a population of 14,529.

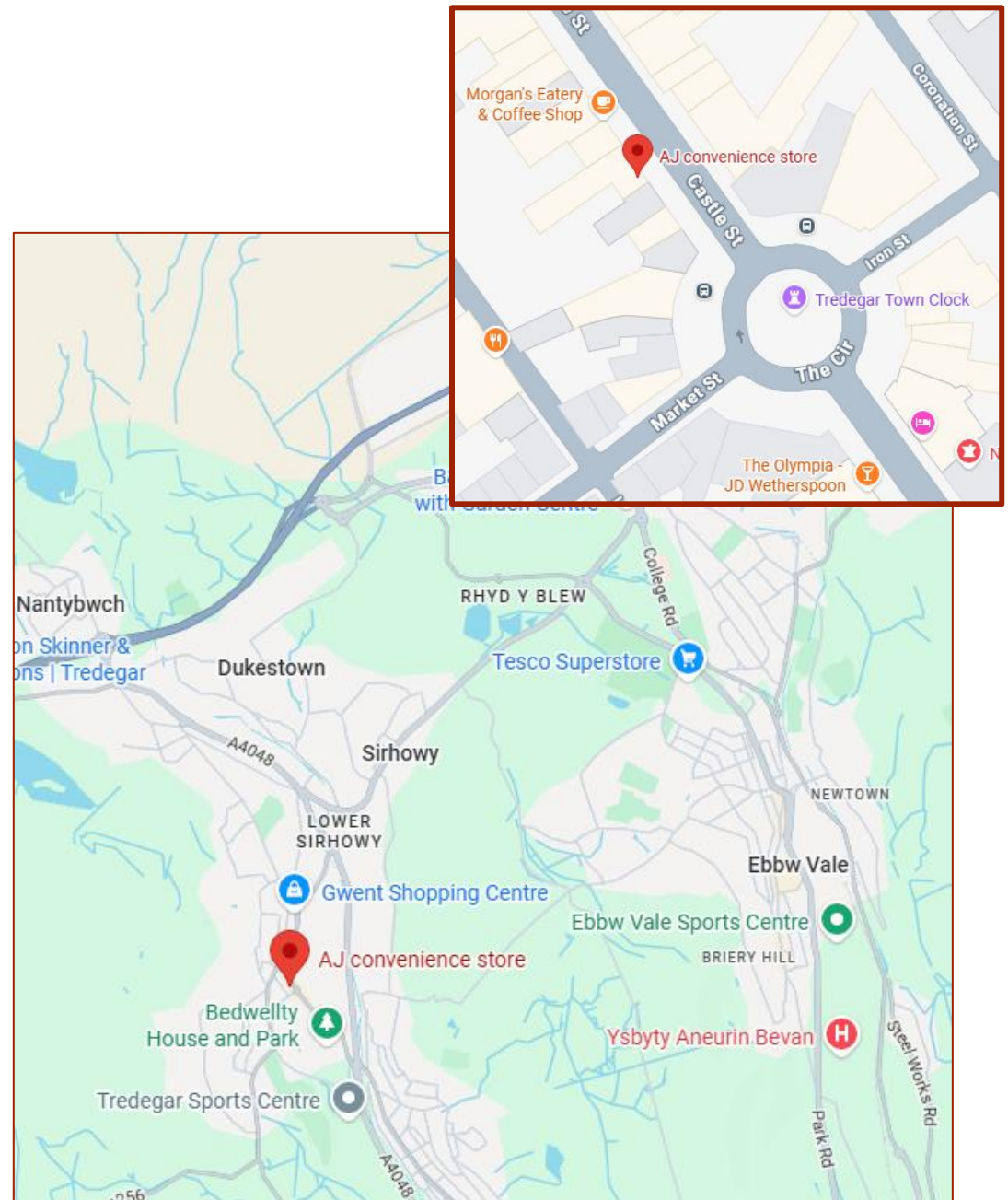
At the heart of Tredegar is the AJ Convenience Store, a stone's throw from the famous Tredegar town clock. It is located on Castle Street which is the town's main thoroughfare.

The Property

The property is mixed-use commercial over three storeys. The ground floor is a convenience store, whilst the first and second floors house two one-bedroom residential apartments.

The property appears to be constructed mainly of brick with colourwashed elevations under a pitched tile roof. It offers potential for an owner/operator to reside on-site or for an investor to generate a diverse yield.

The property is briefly described as follows:



Trade Areas

L-shaped TRADING AREA with central, freestanding SERVICE COUNTER with stock display to the rear. Comprehensive stock shelving. Behind the trading area is a large STORE/STOCK ROOM and WC.

The Apartments

Apartments numbered 4 and 5. Each comprise:

Spacious KITCHEN with fitted units. SITTING ROOM with laminate flooring (could be utilised as a second bedroom). BEDROOM 1 (a very large double) with laminate flooring. BATHROOM with bath and overhead shower. WC.

External

The rear of the property are four allocated parking spaces (two for the shop and one for each apartment).

The Business

Our clients took possession of AJ Convenience Store in 2019. The business's current opening hours are:

Monday to Saturday: 7am to 10pm

Sunday: 9am to 9pm

The business attracts a diverse range of customers throughout the day. Accounts for the year ended 2024 show net sales of £572,000 per annum.

Accounts for the year ending 2025 show net sales of £500,000 per annum. Our clients attribute this to them being less 'hands-on' recently due to their other business interests.

The APARTMENTS are rented for £1,000 PCM in Total.





Accounting information can be made available following a successful viewing and this will undoubtedly highlight to potential purchasers the extremely healthy level of trade enjoyed at this establishment.

Tenure & Price

FREEHOLD £300,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. Alternatively:

LEASEHOLD £POA (see terms on page 6).

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

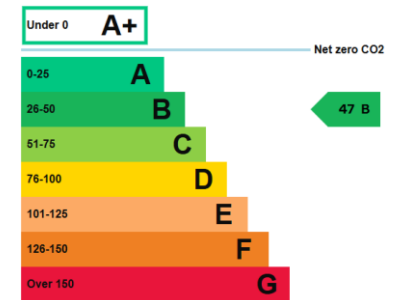
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: TBC

Local Authority: Blaenau Gwent County Borough Council.



Certificate 9613-3045-0012-0800-6091

LEASEHOLD – Ground floor only	£POA to include goodwill. Stock at valuation in addition.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£18,500 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.