

**6 COMMERCIAL STREET ARCADE, ABERTILLERY, GWENT NP13 1DH**

**£450 PCM**



**COMMERCIAL RETAIL UNIT AVAILABLE –**  
**COMMERCIAL STREET ARCADE, ABERTILLERY**

PROPERTY REFERENCE CODE: CL0059

## **6 COMMERCIAL STREET ARCADE, ABERTILLERY, GWENT NP13 1DH**

Louvain Properties are pleased to present this commercial unit situated within the established Commercial Street Arcade, Abertillery.

Contact Louvain Properties for more information.

- AVAILABLE NOW
- COMMERCIAL UNIT LOCATED WITHIN COMMERCIAL STREET ARCADE, ABERTILLERY
- FORMERLY OPERATED AS A PET SHOP
- ELECTRIC ROLLER SHUTTER DOORS TO FRONT AND REAR
- W/C INCLUDED
- TOWN CENTRE POSITION SERVING THE LOCAL CATCHMENT AREA
- SUITABLE FOR A RANGE OF COMMERCIAL USES, SUBJECT TO ANY NECESSARY CONSENTS

### **This property consists of:**

Louvain Properties are pleased to present this commercial unit situated within the established Commercial Street Arcade, Abertillery.

The premises offer a practical retail or service space, previously operated as a pet shop, and would be suitable for a range of commercial uses subject to any necessary consents. The unit benefits from electric roller shutter doors to both the front and rear, providing secure access and flexibility for deliveries. Internal accommodation includes a W/C facility.

Commercial Street Arcade forms part of Abertillery town centre, an area that serves the local community and surrounding residential catchment. The location provides proximity to other independent traders, local amenities and public transport links, contributing to consistent footfall during trading hours. Abertillery is positioned within the Ebbw Fach Valley and remains accessible to neighbouring towns via the A467 and wider road network.

This opportunity may be of interest to occupiers seeking an affordable town centre presence within a defined retail arcade environment.

Contact Louvain Properties for more information.

Deposit: £519.23

Holding Deposit: £103.84



