



**Guide price: £59,500+**

### Detached Commercial Building

Former Doctors Surgery  
Stuart Street  
Pontlottyn, Bargoed  
CF81 9QE

### OVERVIEW

For sale by online auction, the property comprises a single storey brick built former doctor's surgery with a pitched and tiled roof.

The accommodation is arranged over the ground floor and comprises five consulting rooms or offices, a reception area, storage room and WC.

Externally, there is a basic car port attached to the left hand side of the property. Vehicular access is via a gated entrance off Stuart Street. Most of the outside space is hard surfaced with some grass covered areas to part of the front and right hand side areas. To the rear perimeter of the plot, there is a block paved area which is raised.

The property is located in Pontlottyn a village located in the county borough of Caerphilly approximately 1 mile to the south of Rhymney.

More specifically, the property is on the south side of Stuart Street at the junction with Merchant Street.

# Lot No. 4

Auction date: 5 & 6 March 2025

### Floor Area

See floor plan once available.

### Site Area

0.09 acres / 0.04 hectares  
(taken from Edozo Maps)

### Business Rates

The property has a rateable value of £1,750 with effect from 1 April 2023.

### EPC

To be confirmed following assessment.

### Tenure

Freehold.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Guide Price

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### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- Online auction date 5 & 6 March
- Freehold
- Sold with vacant possession
- Single storey detached building
- Total site area of approx. 0.09 acres
- Guide Price £59,500+
- Four car parking spaces
- Consulting rooms plus reception area
- Suitable of a variety of uses (STP)
- Gated entrance off Stuart Street

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