

# Barbara Rees

*Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.*

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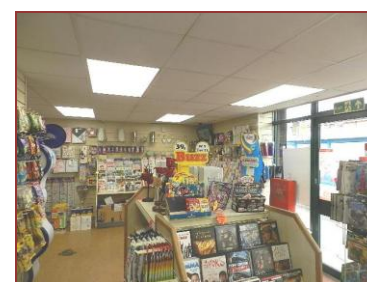
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BR3828PP/0522

## **RETIREMENT SALE DETACHED PROPERTY SUB POST OFFICE & RETAIL SHOP ASKING PRICE £275,000**



### **MAIN FEATURES SUBSTANTIAL DETACHED PROPERTY IN A BUSY LOCATION INCORPORATING A SUB POST OFFICE AND RETAIL SHOP EXTENSIVE PROPRIETOR'S LIVING ACCOMMODATION HUGE POTENTIAL TO GROW THE BUSINESS**

#### *Notice To Prospective Purchasers*

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Barbara Rees is a trading style of Barbara Rees Ltd.  
Registered in Wales No 4373054  
Registered Office 144a Crwys Road Cardiff CF24 4NR



**BR3838PP**

**FOR SALE DETACHED PROPERTY INCORPORATING A SUB POST OFFICE & RETAIL SHOP**

**DESCRIPTION LOCATION;** On the instructions of the retiring proprietor Barbara Rees Commercial is pleased to offer for sale this long and well established sub post office with a retail shop, selling post office related goods / gifts and stationery.

The property front's onto a busy main road and comprises a ground floor post office and retail shop area, plus proprietor's living accommodation to the rear ground floor and upper parts.

The business serves the needs of local residents and also benefits from frequent passing trade, being situated in a substantial detached property, located in the CF37 postcode area, within a densely populated housing estate.

The sale is to include the freehold property fixtures and fittings and business goodwill on an "as seen and viewed basis", subject of course, to the transfer arrangements / requirements of the Post Office.

**VIEWING & DIRECTIONS;** Strictly accompanied viewing only, by prior appointment via our Tonypandy office, please do not make any direct approach to the property / business or staff and local directions will be given upon confirmation of your viewing appointment.

**EXTERIOR FRONT;** Modern display window shop frontage with security roller shutter and customer entrance.

**GROUND FLOOR FRONT;** 52.66 sq mt ( 566sq ft) sub post office / secure counter / retail shop (room exists to expand this).

**GROUND FLOOR REAR;** 23.96 sq mt ( 258 sq ft ) comprising a fitted kitchen and conservatory / ground floor wc, access to the upper parts living accommodation and exterior patio garden.

**FIRST FLOOR;** 47.28 sq mt ( 509sq ft) Comprising a landing area, lounge, sitting room, two bedrooms and a bathroom plus a loft room. ( Nicely appointed living accommodation with good sized bedrooms and bathroom).

**EXTERIOR;** Enclosed patio garden and double garage, side pedestrian and vehicular access.

**USER;** Mixed use Retail / Post office / residential.

**RATES & COUNCIL TAX;** R V = £6,507 (2017 rating list). Council tax Band A.

**ENERGY RATING;** D = 91.

**BUSINESS INFORMATION;** Available on request following an accompanied viewing.

**ASKING PRICE;** £ 275,000

**OFFERS;** To be made in writing to Barbara Rees Commercial (Tonypandy office).

**GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

**COMMERCIAL MORTGAGE / BUSINESS LOAN;** Available subject to status, please ask for an appointment with our independent financial advisor.