

Barbara Rees

*Independent Residential & Commercial Estate Agents,
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BR3911PP/0923

RETIREMENT SALE AS A GOING CONCERN “BUSINESS UNAFFECTED” NEWSAGENTS & RESIDENTIAL FLAT (TONTEG) ASKING PRICE £ 225,000 PLUS S.A.V.



**ACCOMPANIED VIEWING BY PRIOR APPOINTMENT ONLY
VIA BARBARA REES COMMERCIAL
HUGE POTENTIAL & ADDITIONAL INCOME
FROM LETTING THE FLAT ABOVE OR USE AS AN “AIR B&B”
SALE TO INCLUDE
THE FREEHOLD PROPERTY F & F & GOODWILL**

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



BR3911PP

**RETIREMENT SALE AS A GOING CONCERN
NEWSAGENTS / GIFT & CARD SHOP / GENERAL STORE & FREEHOLD PROPERTY (TONTEG)**

DESCRIPTION LOCATION; Upon the instructions of the retiring proprietor, Barbara Rees Commercial is pleased to offer for sale this long and well established going concern business and freehold property, to include a newsagents / confectioners / gifts and cards / general store and self contained residential flat.

The property and business is located in the centre of a densely populated housing estate serving the needs of the local residents.

VIEWING & DIRECTIONS; Strictly accompanied viewing only, by prior appointment via our Tonypany office, please do not make any direct / unaccompanied approaches to the property or staff, as this will be met with referral back to Barbara Rees. Local directions will be given upon confirmation of an appointed viewing.

GROSS FRONTAGE; 5.94m (19'6") modern display window shop front with a security roller shutter.

GROUND FLOOR; 81.9 sq mt (881 sq ft) comprising a retail sales / staff counter area / stores / office / staff room, wc / rear exit, various gondola display units / wall shelving and racking / suspended tiled ceiling with diffused lighting.

EXTERIOR; Rear fire escape / delivery access, separate access to the self contained flat.

USER; Believed to fall within use class A1 Retail & C3 Residential (1987 planning act use class orders as amended).

BUSINESS RATES; RV = £ 7,800, multiplier £ 0.535 (Local authority RCT).

COUNCIL TAX; Band A (Local authority RCT).

BUSINESS INFORMATION; The seller verbally advises that the weekly news bill is circa £1,200-00 and there are eight AM news rounds. Business hours are 6am to 5pm, Monday to Sunday and there are three part time (16 hour) staff. The most recent accounts records a gross turnover of £211,428 and a gross profit of Circa 30 %. There is potential to grow the business via the sale an extended product range and possibly, off sales (subject to licensing approval). In addition the flat above, can either be used as the proprietor's living accommodation or let out, to provide additional income.

RESIDENTIAL FLAT; Upper parts, self contained flat with separate access and services. The accommodation comprises an entrance hall, a lounge, fitted kitchen, two bedrooms and a bathroom. The flat has gch & dg and is available with full vacant possession, having previously been used as the proprietor's living accommodation or being rented out / used as an Air B & B.

LOUNGE; 15'5" x 11'5" front facing patio doors.

KITCHEN; 12' x 8' fitted kitchen, built in appliances, front facing window.

BEDROOM ONE ; 14' x 8' rear facing window.

BEDROOM TWO ; 10' x 8'2" rear facing window.

BATHROOM; Comprising a bath with a shower above, a wc and wash hand basin.

ENERGY RATINGS; ground floor shop = 62 / C. First floor flat = 66 / D.

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 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, gch & dg, a security alarm system and cctv, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors prior to any commitment to purchase. The property and business is to be sold as seen and viewed plus stock at valuation. Apportionment and staff arrangements are to be agreed between the seller and buyer / via the acting solicitors.

