

Barbara Rees

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

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3911PP/0524

MIXED USE RETAIL / RESIDENTIAL PROPERTY IN TONTEG SHOPPING PRECINCT ASKING PRICE £ 189,950



**GROUND FLOOR RETAIL SHOP UNIT
SELF CONTAINED FIRST FLOOR FLAT
FREEHOLD PROPERTY ALL MAINS SERVICES
IDEAL INVESTMENT OPPORTUNITY
TO LET THE SHOP AND FLAT SEPERATELY
OR USE FOR OWNER OCCUPANCY
ACCOMPANIED VIEWING BY PRIOR APPOINTMENT ONLY
VIA BARBARA REES COMMERCIAL**

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.



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Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3911PP

MIXED USE FREEHOLD PROPERTY TONTEG SHOPPING PRECINCT CF38 1LD

DESCRIPTION LOCATION; Upon the instructions of the retiring proprietor, Barbara Rees Commercial is pleased to offer for sale this mixed use freehold property, to include a retail shop unit and self contained residential flat.

The property is located in the centre of the shopping precinct at Cardigan Close Tonteg, which serves the needs of the surrounding housing and local school along with any passing trade.

VIEWING & DIRECTIONS; Strictly accompanied viewing only, by prior appointment via our Tonypany office, see the map inlay below for local directions.

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, suspended tiled ceiling with diffused lighting. The shop unit will be vacant at completion of any sale.

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

COUNCIL TAX (residential flat) ; Band A (Local authority RCT).

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 shop proprietor's living accommodation and 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.

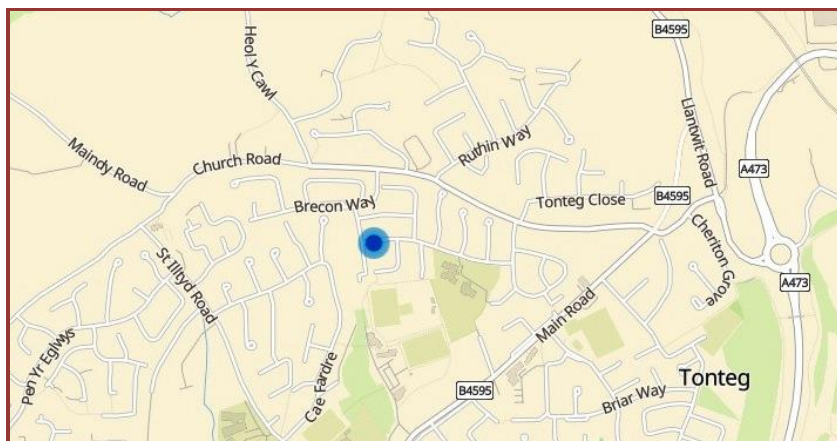
BEDROOM TWO ; 10' x 8'2" rear facing window.

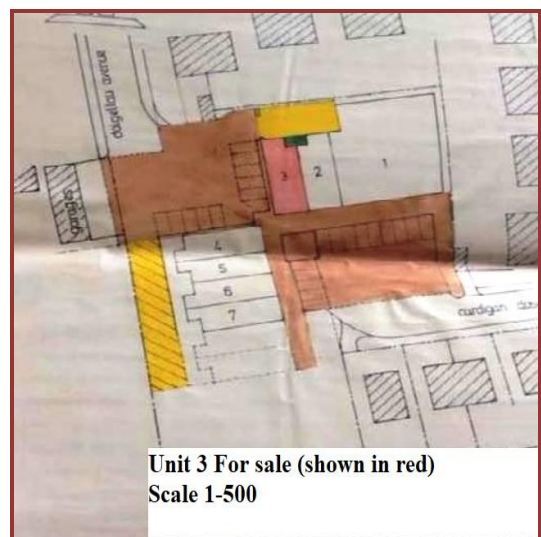
BATHROOM; Comprising a bath with a shower above, a wc and wash hand basin.

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

ASKING PRICE; £189,950.

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 is to be sold as seen and viewed with vacant possession.





Unit 3 For sale (shown in red)
Scale 1-500