

Barbara Rees

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

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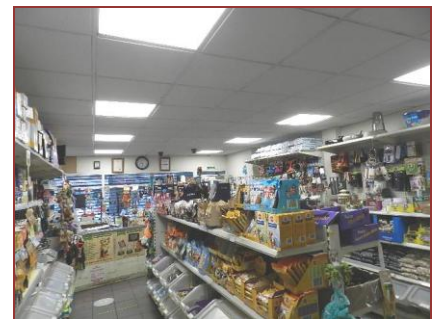
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BR3916TP/1123

FOR SALE FREEHOLD INVESTMENT PROPERTY HIGH STREET, TREORCHY ASKING PRICE £ 315,000



**MAIN FEATURES
FREEHOLD PROPERTY
COMPRISING A MODERN SHOP UNIT
& TWO INCOME PRODUCING
SELF CONTAINED FLATS
BUSY AWARD WINNING
PRIME TOWN CENTRE LOCATION
WITH HIGH FOOTFALL
NO CHAIN**



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 & 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.
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BR3916TP

FREEHOLD INVESTMENT PROPERTY - 210 / 211 HIGH STREET, TREORCHY CF42 6AS

DESCRIPTION & LOCATION; Barbara Rees Commercial is pleased to offer for sale this modern mixed use freehold property, comprising of a ground floor retail shop unit, two self contained residential flats, enclosed rear secure compound.

The property is located in a prime high street location in the award winning town centre of Treorchy in Rhondda Cynon Taff, where the high street has full occupancy and is represented by a healthy mix of national retailers, including, Iceland, Boots, Superdrug, Tui, Greggs, many local traders, several food, leisure and office users, plus a branch of the Principality Building Society and a nearby Co-operative and Lidl store.

Treorchy is one Rhondda's three principle shopping centres being located on the A4058 / A4061.

VIEWING; Strictly accompanied viewing only, by prior appointment via Barbara Rees Commercial.

THE PROPERTY; Brick / stone construction / slate roof, three storey mixed use / retail / residential with a modern display window shop front / security roller shutters and direct access of the high street.

GROUND FLOOR; 115.47 sq mt (1,242 sq ft) retail sales / stores / staff room, fitted shelving and gondola display units, acoustic tiled ceiling with diffused lighting, CCTV & alarm systems, rear delivery access. Separate access to the upper parts flats.

EXTERIOR; Enclosed rear secure compound with a partially covered concrete surface area and rear delivery access.

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

NATIONAL NON DOMESTIC RATES; RV = £ 9,680, multiplier = 0.535 (extract taken from the 2023 rating list), Local authority Rhondda Cynon Taff.

ENERGY RATING; Ground floor shop = C / 73.

UPPER PARTS; Two modern, self contained residential flats arranged over two floors, currently let and income producing.

USER; Believed to fall within use class C3 (1987 planning act use class orders Wales, as amended).

FLAT ONE; 68 sq mt (732 sq ft) Lobby / entrance hall, lounge, two bedrooms, fitted kitchen, bathroom, GCH & DG. Passing rent £ 600-00 p/c/m. Energy rating = E / 50. Potential = C / 73.

FLAT TWO; 68 sq mt (732 sq ft) Lobby / entrance hall, lounge two bedrooms fitted kitchen, bathroom, GCH & DG. Passing rent £ 575-00 p/c/m. Energy rating = E / 52. Potential = C / 73.

ASKING PRICE; £ 315,000.

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 has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings, should be confirmed by the prospective purchaser / tenant or via the acting solicitors. The current residential tenants have expressed a wish to remain in occupation post sale.

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