

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR1702PP/260714

FOR SALE THE OLD BAKEHOUSE SHEPPARD STREET PWLLGWAUN PONTYPRIDD ASKING PRICE £ 155,000



MAIN FEATURES MODERN B1 / B2 USER 149.2m² (1607 sq ft) PURPOSE BUILT OFFICE / WAREHOUSE / WORKSHOP / STORES

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.

BR1702PP

THE OLD BAKEHOUSE SHEPPARD STREET PWLLGUAN PONTYPRIDD CF37 1HT

DESCRIPTION LOCATION & DIRECTIONS; This is a modern purpose built, two storey, commercial unit having been constructed circa 2000 – 2001, following the demolition and clearance of the former bakery that previously occupied the site.

The building is currently in use as a graphic design studio and it's current occupier is re-locating, hence, we are instructed to invite offers for the sale of the freehold interest, via an outright sale with full and immediate vacant possession.

Sheppard Street is located just off the A4058 (to the rear of the Merlin Bridge and Public house) in the Pwllgwaun area of Pontypridd.

Staff at our Pontypridd office will provide more detailed local directions upon request.

GROUND FLOOR; 75.16m² (809 sq ft) comprising a reception, warehouse / workshop with roller shutter delivery door access, two staff rooms (wc's) and a kitchen

FIRST FLOOR; 65.86m² (798 sq ft) comprising an open plan design studio / office with velux roof lights, plus a second office.

USER; B1 / B2 (town & country planning act use class orders 1987 as amended).

NATIONAL NON DOMESTIC RATES; To be confirmed.

EXTERIOR; Car port / on site parking for two vehicles (unrestricted off site parking is also available in the street outside).

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. The vendor has verbally informed us that the property is of freehold tenure and it has the benefit of all mains electricity, drainage and water, (gas connection awaited and a central heating system has already been installed), although this should be confirmed by the acting solicitors. The property benefits from a security alarm system and double glazed hardwood windows.

ASKING PRICE; £155,000

OFFERS; Should be made in writing to our Pontypridd office.

EPC RATING; Awaited

VIEWING; Strictly accompanied viewing only, by prior appointment via our Pontypridd office.

