



## FEATURES

- Auction Date: 20th & 21st November 2019
- Freehold with vacant possession
- Substantial two storey property with cellar
- Prominent corner position
- Site area approximately 1,340.0 Sq m (0.33 acres)
- Approximately 6,162 Sq ft (Taken from VOA)
- On site car parking
- Close to Aberdare town centre
- Excellent transport links
- Potential for residential redevelopment (subject to planning)

**Guide Price £55,000+**

### **Former Community Club and Band Hall**

Aberaman Original Band Hall,  
226 Cardiff Road, Aberdare,  
CF44 6RE

#### **OVERVIEW**

A substantial freehold property occupying a prominent corner position fronting Cardiff Road, Aberdare. The property formerly operated as a community club and band hall and provides accommodation over ground and first floors. The accommodation briefly comprises a main function hall, lounge bar, snooker room, separate managers accommodation, additional function rooms and multiple wc facilities. Externally, there is an enclosed courtyard area to the rear with hardstanding for one vehicle and a larger open car parking area at the front of the property. The property offers potential for residential redevelopment (subject to the necessary planning consents).

The property is located approximately 1 mile south east of Aberdare town centre and is situated on Cardiff Road (B4275) at its junction with Bedford Street. Aberdare train station is within close proximity and access to the A470 is approximately 6 miles away proving links to Cardiff in the south east.

## Lot No. 12

20th & 21st November 2019

#### **Accommodation**

Approximately 6,162 Sq ft (Taken from VOA)

#### **Services**

We understand the property to have mains electricity, gas, water and drainage. However, interested parties are advised to make their own enquires.

#### **Tenure**

Freehold

#### **Investment Analysis**

The property is in need of modernisation and provides good opportunity to operate as a community club. Alternatively, the site provides potential for residential redevelopment (subject to the necessary planning consents).

#### **Guide Price**

£55,000+



## VAT

VAT if applicable will be charged at the standard rate.

## Buyer's Premium

2% (min. £3,600) inc. VAT

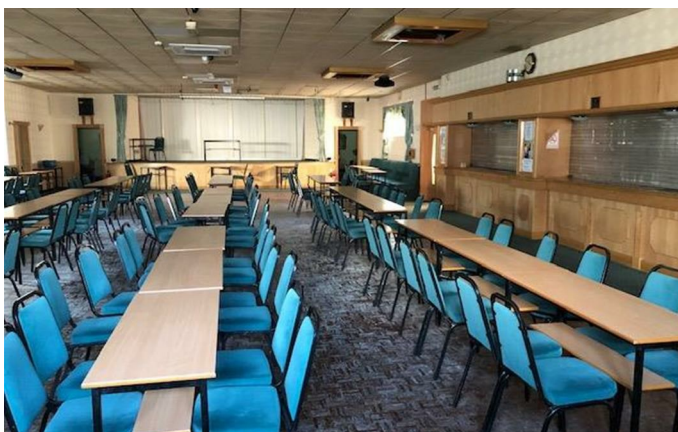
## Viewings

Viewings are by appointment only. Please contact one of our agents on 0115 970 6060 or email [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-101) A			
(81-91) B			
(61-81) C			
(51-61) D			
(31-51) E			
(21-31) F			
(1-21) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(61-81) B			
(41-61) C			
(21-41) D			
(1-21) E			
(1-21) F			
(1-21) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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