



23 Talbot Street, CF34 9BW

Reduced To £235,000

ATTENTION INVESTORS!

Ferriers Estate Agents are pleased to offer this mixed use property in a prime location in Maesteg town centre. Located within a stones throw of Maesteg bus and train stations, providing ample foot traffic. The property is configured with a shop front commercial area and office, a second commercial area to the rear and two flats to the first and second floors. In the last five years, this property has been refurbished throughout, including a new pitched roof, new flat roof to rear, both flats refurbished and ground floor re-configured to create space for two businesses.

All areas are currently let and offer a 9% return (Based on current asking price).

Shop front commercial area has a five year FRI lease in place which expires on October 31st 2027.

Rear commercial area has a commercial lease in place which expires on February 20th 2027.

Tenure = Freehold (TBC by a legal representative)

EPC Rating = E

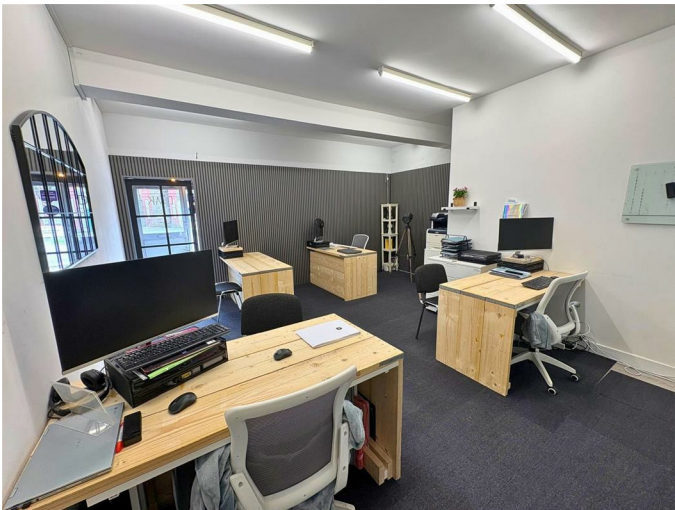
SHOP FRONT COMMERCIAL AREA

Entrance Office 17'1" x 6'11" (5.22 x 2.11)



Entry via aluminium door. Aluminium shop window, skimmed ceiling, skimmed and wood panelled walls, fitted carpet and door to:

Rear Office 17'7" x 16'9" (5.36 x 5.11)



Skimmed ceiling, skimmed walls, fitted carpet, electric radiator, storage cupboard, door into:-

Staff Kitchen 9'0" x 5'1" (2.76 x 1.57)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, door into:-

W.C. 5'3" x 3'7" (1.62 x 1.11)



Skimmed ceiling, skimmed walls, fitted carpet, low level W.C. and a slimline vanity wash hand basin.

Side Entrance

Accessible via a door to the left hand side at the front of the building. Skimmed ceiling, skimmed walls, fitted carpet, carpeted staircase leading to the first floor, fire door into:-

REAR COMMERCIAL AREA

Inner Hall

Skimmed ceiling, skimmed walls, fire door into:-

Room One 17'3" x 11'0" (5.28 x 3.37)



Skimmed ceiling with roof light and LED strip lighting, skimmed and spray painted walls, wood effect laminate flooring, radiator, opening into treatment room 1, fire door into:-

Room Two 11'8" x 10'7" (3.57 x 3.23)

Skimmed ceiling with LED strip lighting, skimmed walls, fire door into:-

Kitchen 7'7" x 5'6" (2.32 x 1.70)



Skimmed ceiling, skimmed walls with tiled splash backs, a range of base units with a complementary work surface housing a stainless steel sink/drain, fire door to the side providing rear access, door into:-

Treatment Room One 13'7" x 7'9" (4.16 x 2.38)



Skimmed ceiling with LED strip lighting, skimmed and spray painted walls, wood effect laminate flooring, radiator, door into:-

Treatment Room Two 10'0" x 7'0" (3.05 x 2.14)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring.

W.C. 5'8" x 3'1" (1.73 x 0.94)



Skimmed ceiling, skimmed walls, radiator, two

piece suite comprising a slimline vanity wash hand basin and a low level W.C.

First Floor

Landing

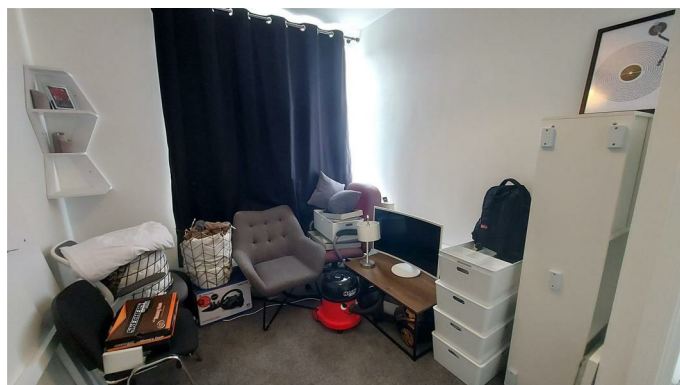
Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, carpeted staircase leading to the second floor, fire escape door to rear and door into:-

FLAT ONE

Hallway

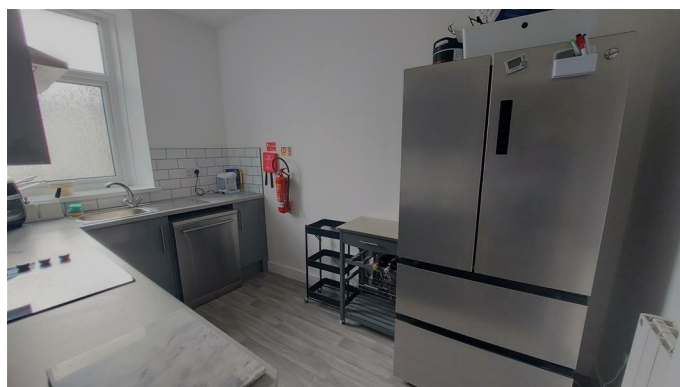
Skimmed ceiling and walls, fitted carpet and four doors off.

Lounge 11'5" x 8'10" (3.5 x 2.7)



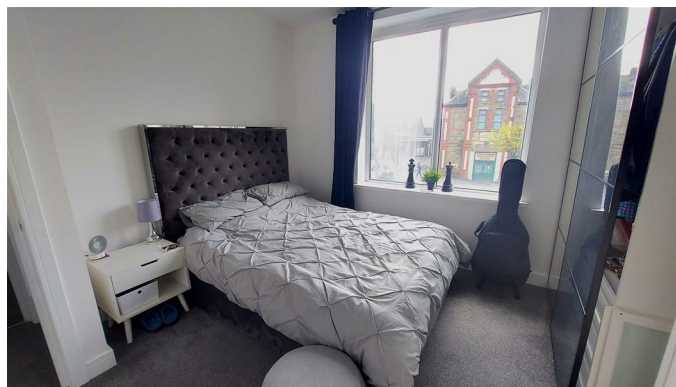
Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Kitchen 11'5" x 7'2" (3.5 x 2.2)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit, integrated oven, hob and extractor, space for washing machine and under counter fridge, uPVC double glazed window to rear

Bedroom 11'5" x 11'5" (3.5 x 3.5)



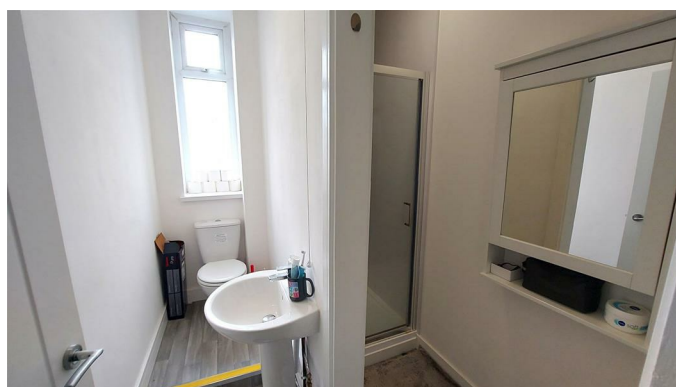
Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Shower Room 8'6" x 2'11" (2.6 x 0.9)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, towel rail radiator, shower cubicle and open to:

W.C 8'6" x 2'11" (2.6 x 0.9)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, uPVC double glazed window to rear and a two piece suite comprising a low level W.C. and pedestal wash hand basin.

Second Floor

Landing

Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, fire door into:-

FLAT TWO

Hallway



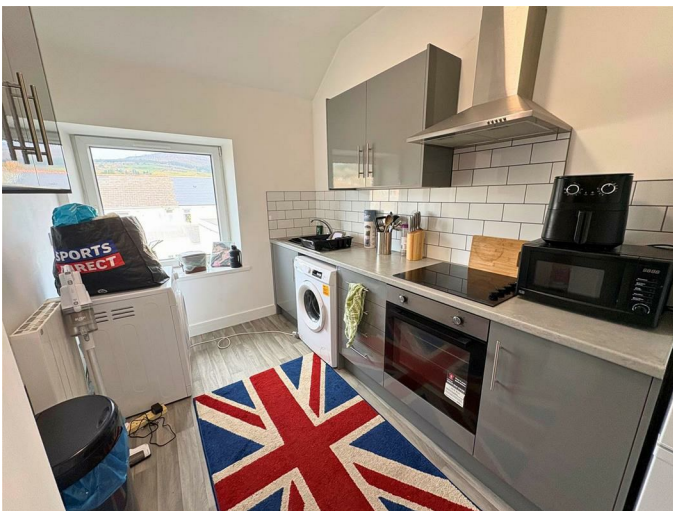
Skimmed ceiling, skimmed walls, fitted carpet, four doors off:-

Lounge 11'8" x 9'6" (3.56 x 2.92)



Skimmed ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the front.

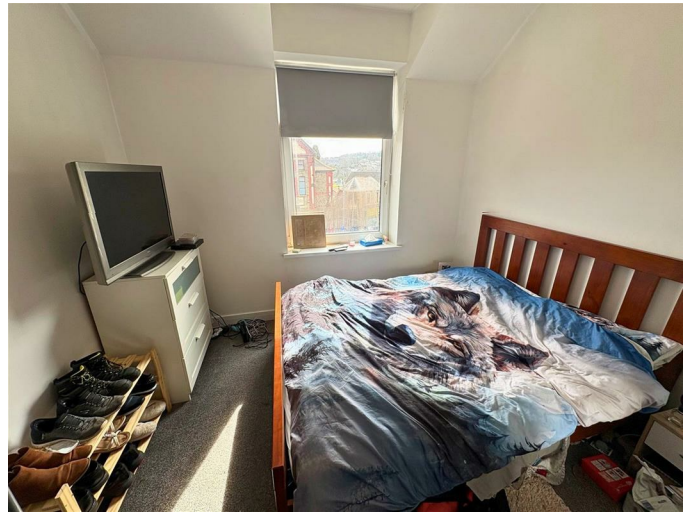
Kitchen 11'6" x 7'5" (3.51 x 2.27)



Skimmed ceiling, skimmed walls with tiled splash backs, wood effect vinyl flooring, radiator, a range of

base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, electric oven and an induction hob with a chrome chimney style extractor above, space and plumbing for a washing machine, space for a fridge/freezer, uPVC double glazed window to the rear.

Bedroom 11'8" x 10'3" (3.56 x 3.13)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Shower Room 7'0" x 5'8" (2.15 x 1.73)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, ceramic heated towel rail, three piece suite comprising a corner shower cubicle, pedestal wash hand basin and a low level W.C.

Disclaimer

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

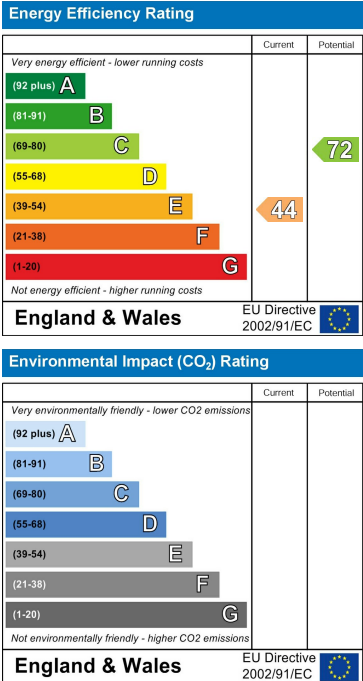
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.