



## 27 Talbot Street, Maesteg, CF34 9DB

### Offers Over £60,000

Nestled in the heart of Maesteg, Talbot Street presents an exceptional opportunity for those seeking a commercial property in a vibrant and growing area. This prime location benefits from high foot traffic and excellent visibility, making it an ideal spot for a variety of businesses.

Maesteg is a town rich in history and community spirit, offering a supportive environment for local enterprises. With convenient access to public transport and nearby amenities, this location is not only accessible but also appealing to potential clients and customers.

Investing in this commercial property on Talbot Street means becoming part of a thriving community, with the potential for growth and success. Whether you are an established business looking to expand or an entrepreneur ready to embark on a new venture, this property is a remarkable opportunity not to be missed.

Tenure=Freehold (TBC by a legal administrator)

EPC=E

## Ground Floor

### Trading Area 17'4" x 13'9" (5.3 x 4.2)

Entry via a hardwood glazed door. Polystyrene tiled ceiling, skimmed/papered walls, wood effect laminate flooring, shop window to front and door to:

### Storage Area 8'2" x 6'6" (2.5 x 2.0)

Polystyrene tiled ceiling, skimmed/papered walls, wood effect laminate flooring and stairs to first floor.

## First Floor

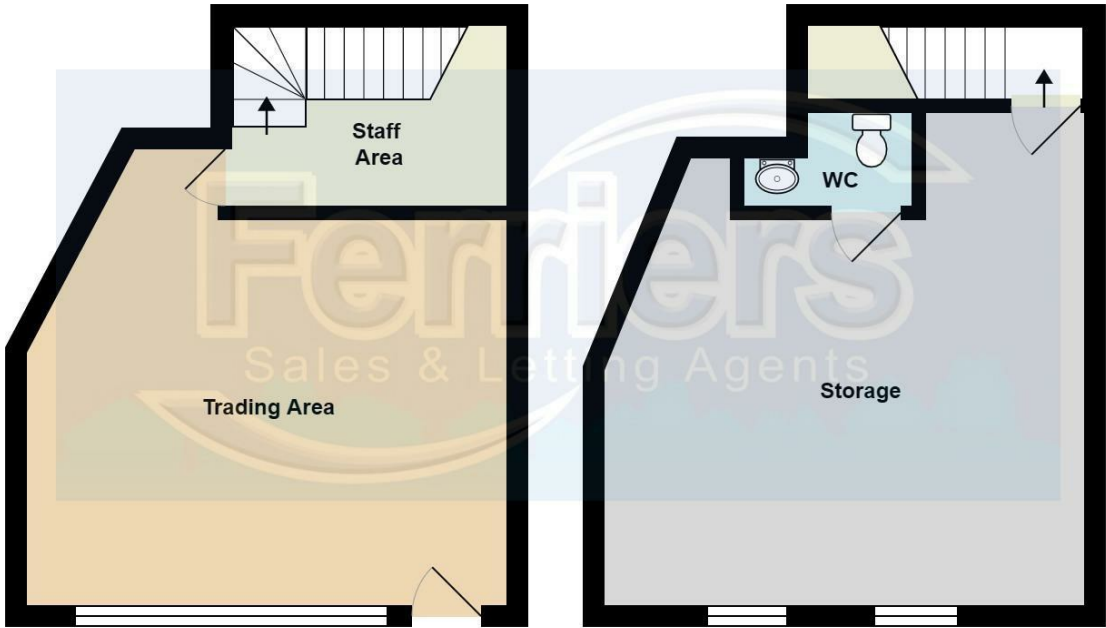
### Staff Area/Storage 17'0" x 16'4" (5.2 x 5.0)

Papered ceiling and walls, two double glazed hardwood sash windows to front and door to:

### W.C 6'6" x 3'3" (2.0 x 1.0)

Low level W.C and wall mounted wash hand basin.

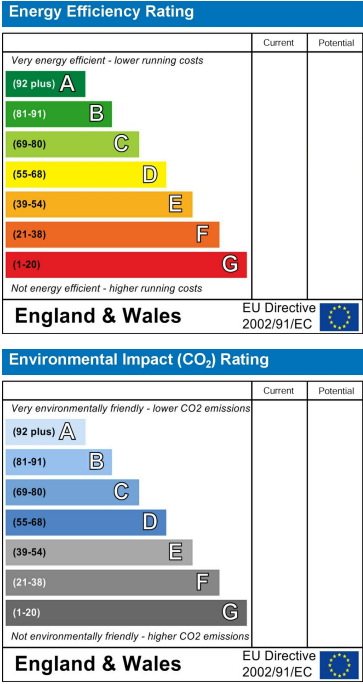
Floor Plan



Area Map



Energy Efficiency Graph



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