



32/32A Commercial Street, Maesteg, CF34 9DH

£244,950

ATTENTION INVESTORS!!! We are delighted to offer this fantastic investment opportunity of a Commercial property in the heart of Maesteg Town centre. The property in Commercial Street is surrounded by other independent businesses as well as supermarket chains. Maesteg offers excellent transport links as well as countryside walks and only a short drive to the coastal resorts of Aberavon and Porthcawl.

The accommodation briefly comprises a café/trading area, W.C. and commercial kitchen to the ground floor. Storage to the lower ground floor (accessed via commercial kitchen). The maisonette accommodation briefly comprises a landing, two reception rooms and kitchen to the first floor. Landing, three bedrooms, study and family bathroom to the second floor.

The property further benefits from uPVC double glazing and gas central heating via combination boiler.

The café is currently tenanted with over 8 years remaining on the lease and offers a 5% return (based on asking price). The maisonette above is currently occupied by the vendor and offers a new purchaser the opportunity to retain the current configuration or split into two self contained flats in order to maximise the return.

***BUSINESS NOT AFFECTED**

Tenure = Freehold (to be verified by a legal representative).

EPC Rating = D.

Council Tax Band = A.

Ground Floor

Café 33'1" x 19'8" (10.1 x 6.0)



Suspended ceiling with strip lighting, tiled and papered walls, vinyl and carpeted flooring, seating for 38 covers, two aluminium display windows and door to the front, two doors to the rear.

Inner Hall

Skimmed ceiling, skimmed walls, vinyl flooring, door into:-

Cloakroom 6'2" x 3'7" (1.9 x 1.1)



Skimmed ceiling, papered and tiled walls, vinyl flooring, two piece suite comprising low level W.C. and a pedestal wash hand basin, uPVC double glazed window with obscured glass to the rear.

Kitchen 12'4" x 12'3" (3.76 x 3.73)



Skimmed ceiling, tiled walls, vinyl flooring, stainless steel work surfaces and food preparation areas, steps leading to the basement.

Storage Area One 19'4" x 11'5" (5.9 x 3.5)

Skimmed walls, vinyl flooring, wall mounted gas combination boiler, door to the rear courtyard and a door into:-

Storage Area Two 29'4" x 22'5" (8.94 x 6.83)

Entrance Hall

Textured ceiling, papered walls, vinyl flooring and a carpeted staircase leading to the first floor.

First Floor

Landing



Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front and a door into:-

Reception Room One 15'5" x 11'5" (4.7 x 3.5)



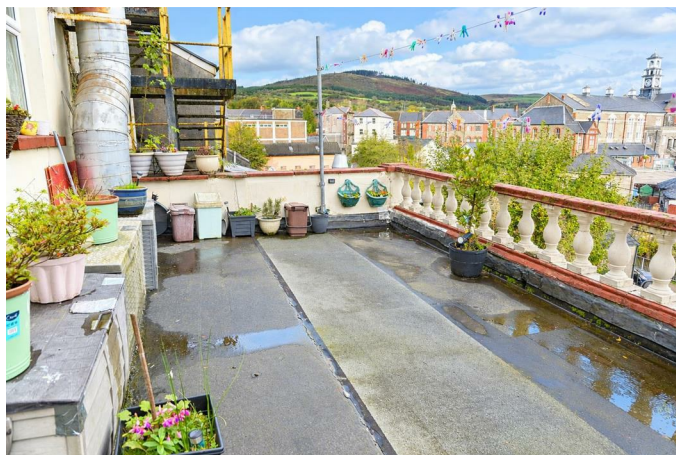
Textured and coved ceiling with ceiling rose, papered walls, uPVC double glazed Bay window to front, radiator, feature fireplace and a door into:-

Reception Room Two 15'8" x 10'2" (4.8 x 3.1)



Skimmed ceiling with ceiling rose, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear and door leading out onto the balcony, staircase leading to the Second Floor and a door into the kitchen.

Balcony



A glorious outside space offering views of the Llynfi Valley and town centre, bordered with block walls.

Kitchen 16'0" x 7'2" (4.9 x 2.2)



Skimmed ceiling and walls, tiled splashbacks, vinyl flooring, a range of base and wall mounted units with a complementary worksurface housing a stainless steel sink and drainer, space and plumbing for automatic washing machine, fridge freezer and cooker, radiator and uPVC double glazed window to the rear.

Second Floor

Landing

Textured ceiling, papered walls, fitted carpet, storage cupboard with loft access and five doors leading off:-

Bedroom One 15'8" x 11'5" (4.8 x 3.5)



Papered ceiling and walls, fitted carpet, two radiators and two uPVC double glazed windows to the front.

Bedroom Two 16'4" x 8'6" (5.00 x 2.6)



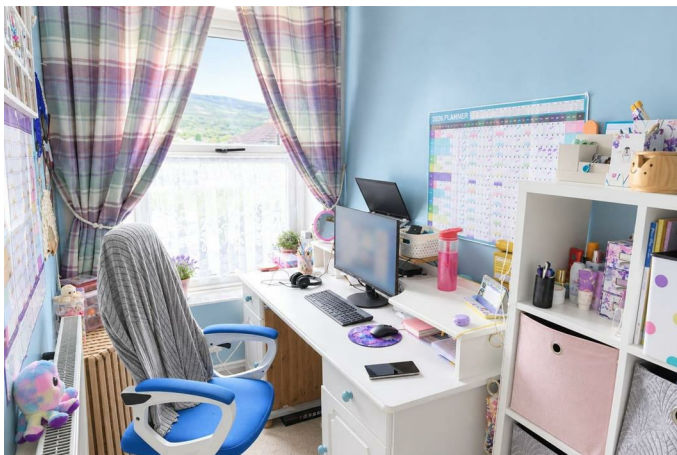
Textured ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to the front.

Bedroom Three 12'9" x 6'6" (3.9 x 2.0)



Papered ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to the rear.

Study 10'5" x 4'11" (3.2 x 1.5)



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

Family Bathroom 9'2" x 6'6" (2.8 x 2.0)



Textured ceiling, tiled walls, vinyl flooring, radiator, three piece suite comprising 'P' shaped bath with overhead shower and shower screen, wash hand basin on vanity unit and low level W.C., uPVC double glazed window with obscured glass to the rear.

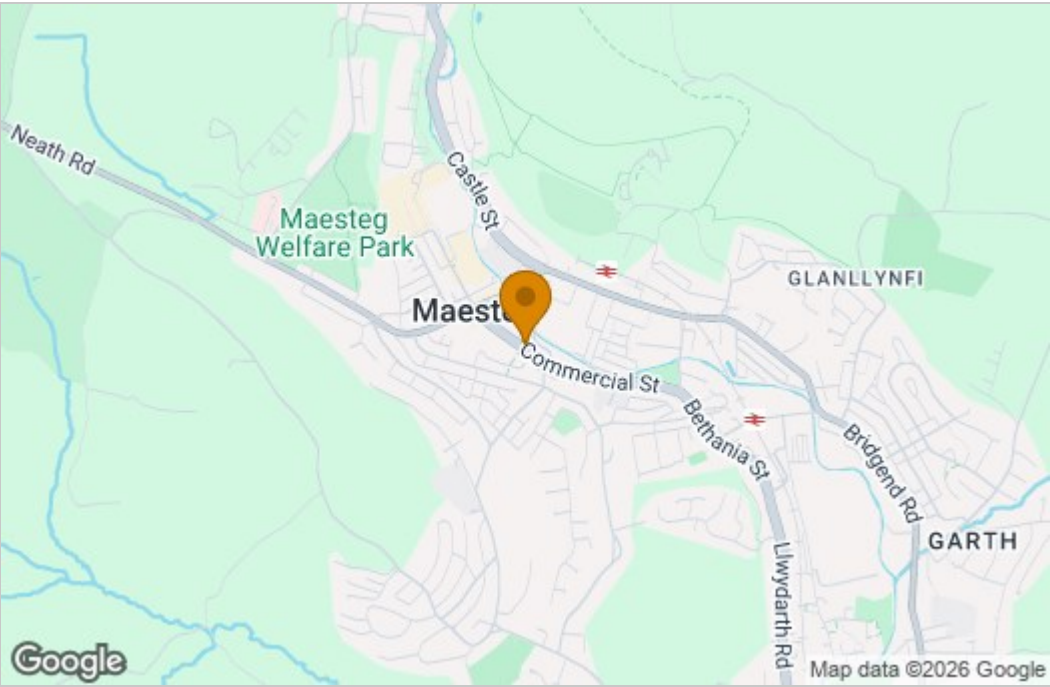
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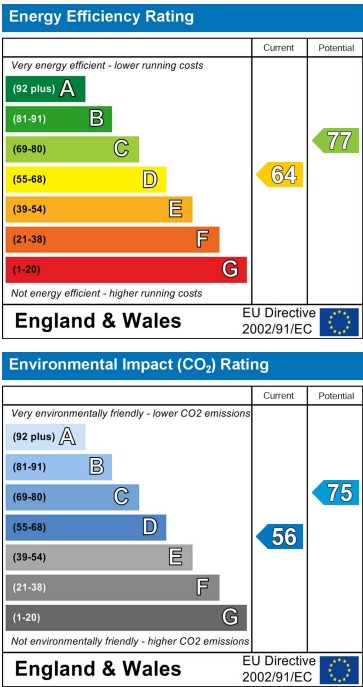
Floor Plan



Area Map



Energy Efficiency Graph



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