

TO LET



27a Talbot Street, Maesteg, CF34 9DB **£495 Per Calendar Month**

Ferriers Estate Agents are pleased to offer for rent this two storey commercial property. The property is ideally located in the bustling heart of Maesteg Town centre and all its amenities. . The property briefly comprises of trading area, W.C. to the ground floor and kitchen and storage to the first.

CEPC Rating = D.

Ground Floor

Trading Area 8'2" x 6'6" (2.5 x 2.0)



Entry via a half glazed door. Suspended polystyrene tiled ceiling, skimmed walls, vinyl flooring, shopfront display window and door to:

Inner Hallway



Skimmed ceiling and walls, vinyl flooring, stairs to first floor and door to:

W.C 5'10" x 2'7" (1.8 x 0.8)



Skimmed ceiling and walls, vinyl flooring, low level W.C and pedestal wash hand basin.

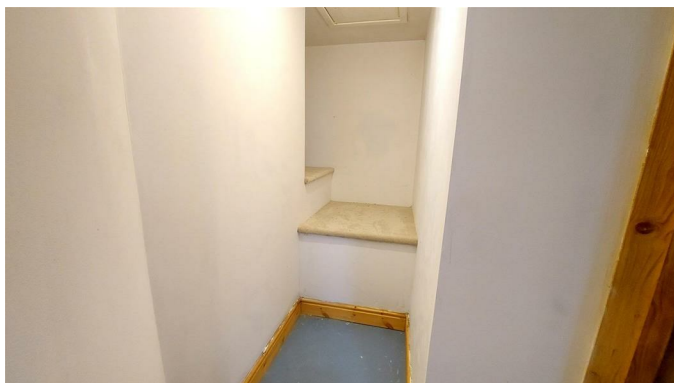
First Floor

Kitchen 12'9" x 11'5" (3.9 x 3.5)



Skimmed ceiling with loft access, skimmed walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, two sash windows to front and door to -

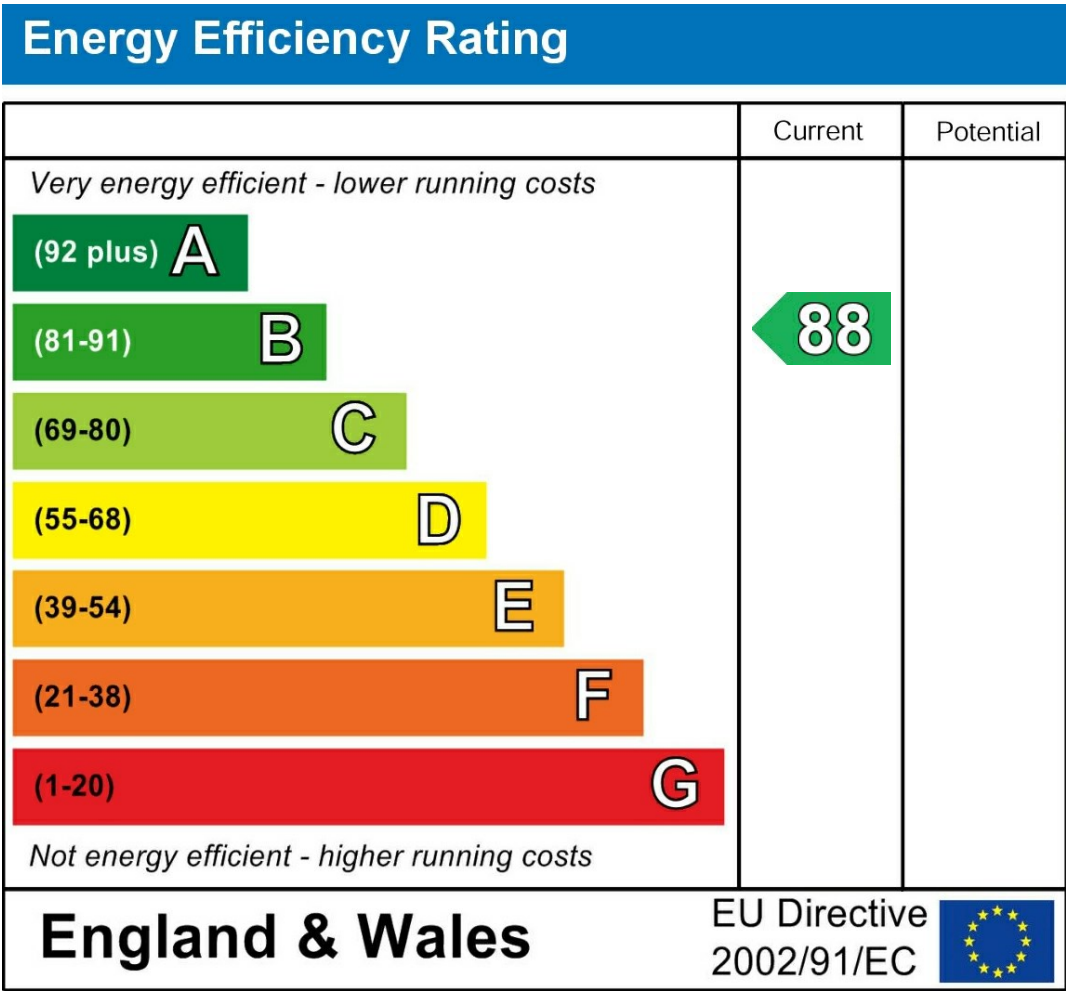
Storage



A large storage cupboard with two raised areas over stairwell.



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.