



21 Talbot Street, Maesteg, CF34 9BW

£260,000

Ferriers are pleased to offer FOR SALE this turnkey business in a prime location in Maesteg town centre. Located opposite the magnificent Town Hall, library and cinema and only a two minute walk from bus and train stations as well as a free car park. Comprising a cafe and commercial kitchen to the ground floor, as well as living accommodation to the first and second floors and also an attic room.

The well established cafe seats 40 and the quality trade fixtures and fittings are included at the asking price. Negotiations possible for offers below asking price. The cafe benefits from CCTV and a dedicated gas combination boiler (separate to the living accommodation).

The living accommodation briefly comprises two reception rooms, four double bedrooms, kitchen and bathroom arranged over two floors and a large attic room and shower room in the loft space. The property further benefits from uPVC double glazing, gas central heating via combination boiler as well as a private roof terrace.

Tenure = Freehold (TBC by a legal representative)

EPC = D (Residential)

EPC = C (Commercial)

Council Tax band = B (Residential)

Business Rates = £7,400 (Prospective buyers should verify potential rate relief with BCBC)

COMMERCIAL AREA

Cafe 30'6" x 18'8" (9.3 x 5.7)



Entry via an aluminium double glazed shop door. Aluminium double glazed shop front windows. Seating for 40 covers, including booths. Skimmed and coved ceiling with spotlights, skimmed walls and a feature whitewashed stone wall, wood effect laminate flooring, radiators, MIA marble counters, solid maple wall protection buffers and skirtings, security door to private residential area, serving area with access to commercial kitchen and open to:

Further Seating Area 11'9" x 9'10" (3.6 x 3.0)

Skimmed and coved ceiling, wood effect laminate flooring, bench seating area, door to kitchen and door to:

Rear Yard 28'6" x 9'10" (8.7 x 3.0)

Polycarbonate roof, steel staircase leading to residential roof terrace, door to kitchen, walk in fridge, wooden doors offering rear lane access and door to:

Customer W.C. 6'6" x 4'3" (2.0 x 1.3)

Polystyrene tiled ceiling, tiled walls, vinyl flooring, a two piece suite comprising a low level W.C and wall mounted wash hand basin.

Commercial Kitchen 41'11" x 11'1" (12.8 x 3.4)



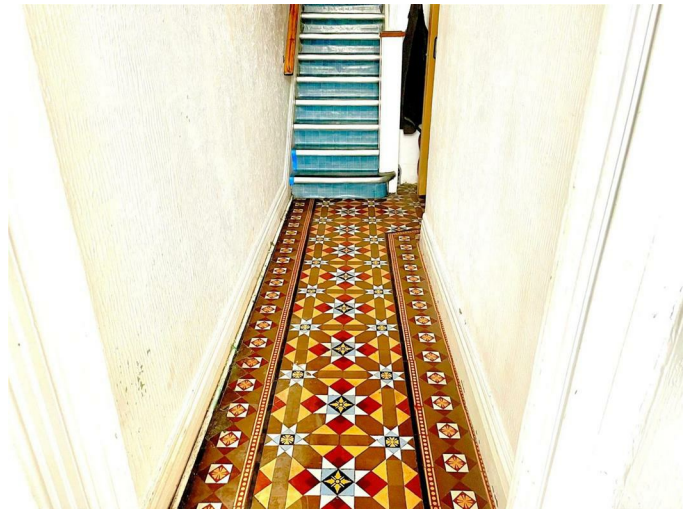
Skimmed ceiling with spotlights, pvc panelled walls, vinyl flooring, stainless steel work surfaces and food preparation areas, ample space for commercial dishwasher, fridges, freezers and cookers.

LIVING ACCOMMODATION

Porch

Entry via aluminium double glazed door. Skimmed ceiling and walls, door to:

Hallway



Textured and coved ceiling, textured walls, original mosaic floor tiles, door to cafe and stairs to:

First Floor

Landing (Split level)



Skimmed ceiling, papered walls, fitted carpet, radiator, carpeted stairs to second floor and five doors off.

Kitchen 12'9" x 6'6" (3.9 x 2.0)



Textured ceiling with spotlights and loft access, skimmed and tiled walls, tile effect laminate flooring, a range of high gloss base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated fridge, oven and hob, uPVC double glazed window to rear and uPVC double glazed door to side offering access to roof terrace.

Bathroom 10'5" x 6'6" (3.2 x 2.0)



Skimmed and coved ceiling with spotlights, skimmed and tiled walls, wooden flooring, chrome towel rail radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a "P" shaped bath with shower over and privacy screen, low level W.C and pedestal wash hand basin.

Dining Room 15'8" x 13'5" (4.8 x 4.1)



Papered ceiling, papered walls with picture rail, fitted carpet, radiator and uPVC double glazed window to rear.

Lounge 17'4" x 10'9" (5.3 x 3.3)



Papered and coved ceiling, papered walls, fitted carpet, radiator and uPVC double glazed bay window to front.

Bedroom Two 13'1" x 10'9" (4.0 x 3.3)



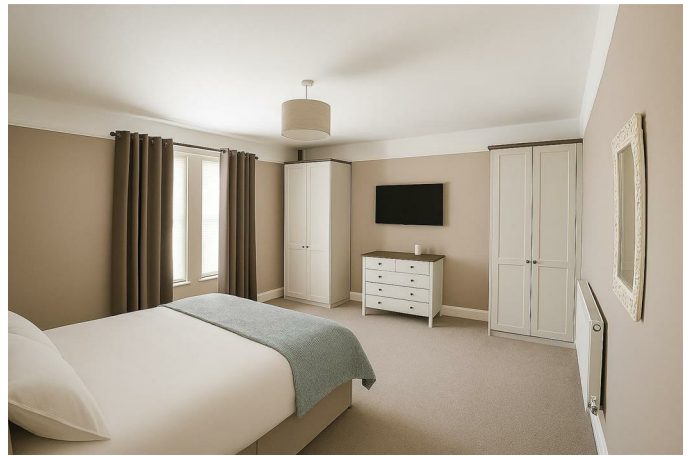
Papered and coved ceiling, papered walls, fitted carpet, radiator and uPVC double glazed bay window to front.

Second Floor

Landing

uPVC double glazed window on half landing. Papered and coved ceiling, papered walls, fitted carpet, three doors off and stairs to loft.

Bedroom One 15'8" x 13'5" (4.8 x 4.1)



Papered ceiling, papered walls with picture rail, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Three 17'4" x 10'9" (5.3 x 3.3)



Papered ceiling, papered walls, fitted carpet, radiator, fitted wardrobes and uPVC double glazed window to front

Bedroom Four 13'1" x 10'9" (4.0 x 3.3)



Papered ceiling, papered walls, fitted carpet, radiator, fitted wardrobes and two uPVC double glazed windows to front.

Loft

Attic Room 22'3" x 20'4" (6.8 x 6.2)



Skimmed ceiling with spotlights, skimmed walls with a feature whitewashed stone wall, fitted carpet, three pitched roof windows and door to:

Shower Room 8'6" x 6'6" (2.6 x 2.0)



Skimmed ceiling with spotlights, tiled walls, wood effect vinyl flooring, pitched roof window, towel rail radiator, a three piece suite comprising a quadrant shower cubicle, low level W.C and wash hand basin set on a vanity unit.

OUTSIDE

Roof Terrace



A private area suitable for al fresco dining or just relaxing with family and friends.

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.

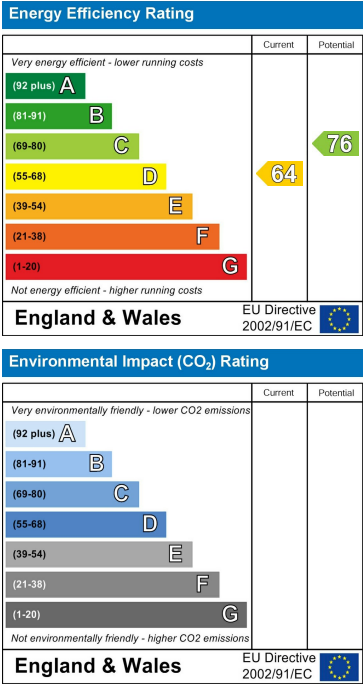
Floor Plan



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.