



Bailey Street, Mountain Ash

FOR SALE
£90,000



- **COMMERCIAL TAKEAWAY FOOD UNIT**
- **FIRST FLOOR STORAGE ROOMS**
- **SOLD WITH TENANT IN SITU**



Property Description

Prime Commercial Investment Opportunity – Income Producing Asset from Day One

T Samuel Estate Agents bring to market this excellent opportunity to acquire a well-positioned commercial unit in Mountain Ash, benefiting from a prominent location and with convenient on-street parking. Offered for sale with a tenant already in situ, this investment provides immediate rental income from completion, making it an attractive addition to both established and first-time property portfolios.

The accommodation is well presented and thoughtfully arranged, comprising a welcoming front reception and waiting area featuring a service counter and customer seating space. The area is finished with smooth emulsion ceilings and walls, tiled flooring, and a radiator, creating a clean and professional environment suitable for a variety of commercial uses.

To the rear, a door leads to a convenient WC fitted with a wash hand basin and finished with smooth emulsion ceilings and walls.

The property further benefits from a spacious commercial kitchen/work preparation area, offering ample room for a range of catering equipment, workstations, and food preparation facilities. Features include stainless steel sink units, generous workspace, and a gas combination boiler, providing practical and efficient operational facilities.

A further door leads to an external storage area, offering valuable additional space for stock, equipment, or general business storage requirements.

The first floor provides additional accommodation comprising a selection of useful storage rooms, all finished with smooth emulsion ceilings and walls. There is also a shower room, adding further convenience and flexibility to the space. The property benefits from uPVC windows to both the front and rear elevations, allowing for good natural light throughout. Potential for residential.

Key Features:

- * Established commercial investment with tenant in situ
- * Immediate rental income from completion
- * Central Mountain Ash location

- * Convenient on-street parking
- * Reception/waiting area with service counter and seating
- * Separate WC facilities
- * Spacious commercial kitchen/work area
- * Stainless steel sink units and extensive workspace
- * Gas combi boiler
- * First-floor storage rooms
- * Shower room
- * uPVC windows to front and rear
- * External storage area
- * Ideal addition to an investment portfolio

This is a rare opportunity to secure a fully income-producing commercial property in a well-established town centre location, offering both immediate returns and long-term investment potential. The combination of ground-floor commercial accommodation, extensive ancillary space, and a tenant already in occupation makes this an appealing investment opportunity with income generated from day one.

The town which is close by boasts an array of trades which vary from national companies, local well established businesses and food retailers. Close by you will also find Health Centre, Local Hospital , Primary & Secondary Schools, Library & public houses. Train Station. Within walking distance of the Taff Trail

Viewing strictly by appointment only through T Samuel Estate Agents

Waiting area/Reception

4.83 m x 3.34 m

A welcoming and well-presented reception and customer waiting area situated to the front of the property, providing an excellent first impression for visitors and clients. The space features a smooth emulsion ceiling incorporating inset spotlights, creating a bright and modern environment. The walls are fully tiled for ease of maintenance and durability, while quality laminate flooring is laid throughout.

The area benefits from a service counter and a dedicated seating area, offering a comfortable and functional customer-facing space. An opening leads through to an inner hallway, which provides access to the ground floor WC and the staircase rising to the first-floor accommodation.

The reception area flows seamlessly through to the commercial kitchen, creating an efficient layout suitable for a variety of business operations.



Inner hall

2.23 m x 1.56 m

A useful inner hallway positioned between the reception area and the main commercial kitchen, providing access to the various sections of the property. The hallway is finished with smooth emulsion ceilings and walls, creating a clean and well-maintained appearance that complements the remainder of the accommodation.

From the hallway, a door provides access to the ground-floor WC facilities, while a separate door leads to the staircase rising to the first-floor accommodation, where the additional storage rooms and shower room are located. The layout offers practical separation between the customer-facing reception area and the operational workspace.

The hallway continues through to the spacious commercial kitchen, providing a natural flow throughout the property and enhancing the functionality of the overall accommodation.



Commercial kitchen

8.00 m x 3.56 m

A spacious and well-equipped commercial kitchen providing an excellent operational workspace, ideally suited to a variety of catering and food preparation requirements. The room offers generous floor space with ample room for a gas range cooker and additional commercial appliances, together with extensive workstations that allow for efficient food preparation and service operations.

The kitchen is fitted with a range of stainless steel sink units and benefits from stainless steel splashbacks, providing a practical, hygienic, and easy-to-maintain working environment. The accommodation is finished with a smooth emulsion ceiling, contributing to the clean and professional appearance of the space.



A wall-mounted gas combination boiler provides hot water and heating to the premises, while the well-planned layout offers flexibility for a range of commercial uses.

To the rear of the kitchen, a door provides direct access to an enclosed outdoor courtyard area, offeri

Storage room 1

3.47 m x 2.82 m

A useful and versatile first-floor storage room finished with a smooth emulsion ceiling and walls, creating a bright and well-maintained space. The room benefits from a fitted carpet, providing comfort underfoot, while a radiator ensures warmth throughout the year.

Natural light is provided via a uPVC double-glazed window to the front elevation, enhancing the overall feel of the room. Suitable for a variety of storage or ancillary business purposes, this space offers valuable additional accommodation to complement the ground-floor commercial premises.

Storage room 2

2.75 m x 2.02 m

A useful and versatile first-floor storage room finished with a smooth emulsion ceiling and walls, creating a bright and well-maintained space. The room benefits from a fitted carpet, providing comfort underfoot, while a radiator ensures warmth throughout the year.

Natural light is provided via a uPVC double-glazed window to the front elevation, enhancing the overall feel of the room. Suitable for a variety of storage or ancillary business purposes, this space offers valuable additional accommodation to complement the ground-floor commercial premises.



Shower room

A conveniently located shower room fitted with a corner shower enclosure, low-level WC, and wash hand basin, providing practical facilities for staff or occupiers. The room is finished with smooth emulsion ceilings and walls, creating a clean and well-presented appearance. An excellent ancillary facility that adds further convenience and functionality to the property's first-floor accommodation.

EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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