

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3020PP/0426

FOR SALE FREEHOLD INVESTMENT BAILEY STREET MOUNTAIN ASH GUIDE PRICE £75,000



MAIN FEATURES
INCOME PRODUCING FREEHOLD INVESTMENT
CURRENTLY LET VIA F.R.I. LEASE TERMS
GROUND FLOOR SHOP & FLAT ABOVE
A3 USER HOT FOOD TAKEAWAY
GROUND FLOOR 52.20 SQ MT (562 SQ FT)
UPPER PARTS 15.23 SQ MT (164 SQ FT)
COMPRISING TWO ROOMS & A SHOWER ROOM
FOR USE AS A RESIDENTIAL FLAT

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

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Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3020PP

FOR SALE FREEHOLD INVESTMENT - BAILEY STREET MOUNTAIN ASH CF45 3AE

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this freehold investment comprising a two storey premises, currently in use and occupied as an A3 hot food takeaway user.

The property is located in a small hamlet of shops at Bailey Street, which is on the B4275 a short distance away from Mountain Ash town centre. See the map inlay below for local directions.

The property is to be sold with the benefit of the existing tenancy and rental income.

The facilities comprise a customer seating / waiting area, commercial kitchen and stores, plus living accommodation to the upper parts (inclusive of a shower room and wc).

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypany office.

GROSS FRONTAGE; 3.65m (12ft) modern UPVCDG shop front.

GROUND FLOOR; 52.20 sq mt (562 sq ft) customer waiting area and commercial kitchen with extraction ducting and a storage area .

FIRST FLOOR; 15.23 sq mt (164 sq ft) comprising two rooms (for use as living room and bedroom) plus a shower room to include a shower toilet and wash hand basin.

EXTERIOR; Small rear yard / waste storage area, rear fire escape.

USER; Believed to fall within use class A3 (1987 planning act use class orders as amended). RCT Planning permission Reference 05/1327/09 "Certificate of Lawful use" applies - local planning authority Rhondda Cynon Taff CBC Sardis House Sardis Road Pontypridd.

LEASE DETAILS; F.R.I. lease, six year term from 01-09-2023, passing rent £1,650 paid quarterly in advance (£6,600 p/a rising to £7,200 p/a on 01st September 2026).

BUSINESS RATES; RV = £ 1,125 (small business relief applies - extract taken from the Current 2026 rating list).

EPC RATING; B / 42.

GUIDE PRICE; £75,000 (for freehold sale).

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

