

# propertyplus

# for sale

Commercial (Retail) - Ferndale

£130,000

Property Reference: PP10055



This is a multiple purpose property, situated in an excellent trading position on the main road through Ferndale.  
PP10055



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300

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This is a multiple purpose property, situated in an excellent trading position on the main road through Ferndale. It is currently separated into three self contained units, currently all let with long term leases. The ground floor is a commercial unit, the first floor is a commercial unit with potential living area currently let and the lower ground floor is a studio apartment, again let. The internal of this property must be viewed to be fully appreciated. The revenue currently stands at just under £1400 per calendar month, not including costs of bills. This property will be sold as seen and suitable for investment client only. Book your appointment to view today. PP10055

## Ground Floor Premises (8.47 x 5.01m)

Large shop frontage, plastered emulsion décor with two stone feature walls, double original cast iron doors to rear offering unspoilt views, laminate flooring, ample electric power points, central heating and door to cloaks/WC.

## Cloaks/WC

Window to rear, plastered emulsion décor, white suite to include low-level WC, wash hand basin with central mixer taps.

## First Floor Premises

Accessed via separate door with staircase allowing access to first floor elevation.

## First Floor Elevation (5 x 8.19m)

Two UPVC double-glazed windows to front, vaulted ceiling, further UPVC double-glazed windows to rear offering unspoilt views, glazed feature partition area, spiral staircase to loft space within eaves, en-suite bathroom/WC, wall-mounted gas combination boiler supplying hot water and gas central heating, single sink and drainer with central mixer taps.

## Lower Ground Floor

Accessed via laneway to self-contained studio apartment.

## Studio Apartment (5.11 x





8.36m)

This is a unique apartment with original cast iron French doors to front, plastered and beamed ceilings, original stone walls with one section ceramic tiled, original recess Inglenook housing log burner, original floorboards, fireplace, kitchen area with five ring cooking range, single sink and drainer with flexi mixer taps, door allowing access to shower room/WC.

### Shower Room/WC

UPVC double-glazed window to rear, feature original stone wall with additional walls ceramic tiled, original floorboards, ceiling with recess lighting, heated towel rail, modern suite to include walk-in shower cubicle with electric shower, wash hand basin set within high gloss base vanity unit with central mixer taps, low-level WC.



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**Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Notes**

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.