

propertyplus for sale

Commercial (Retail) - Treorchy

£59,950

Property Reference: PP10968



This is a traditional, stone-built with slate roof, end-terrace property with main road position. A commercial property on two levels, being sold with vacant possession.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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This is a traditional, stone-built with slate roof, end-terrace property with main road position. A commercial property on two levels, being sold with vacant possession. Currently operating as tattoo salon, however has previously been utilised as hairdressing salon. This property offers excellent potential, being very well maintained and offered for sale at this very realistic price, in order to achieve a quick sale. It will be sold with vacant possession, quick sale available if required. A great investment opportunity for this small price. It briefly comprises, entrance hallway, ground floor salon/shop area, first floor salon/shop area, cloaks/WC.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor, textured ceiling, cushion floor covering, staircase to first floor elevation with fitted carpet and spindled balustrade, patterned glaze panel door to side allowing access to shop area/studio.

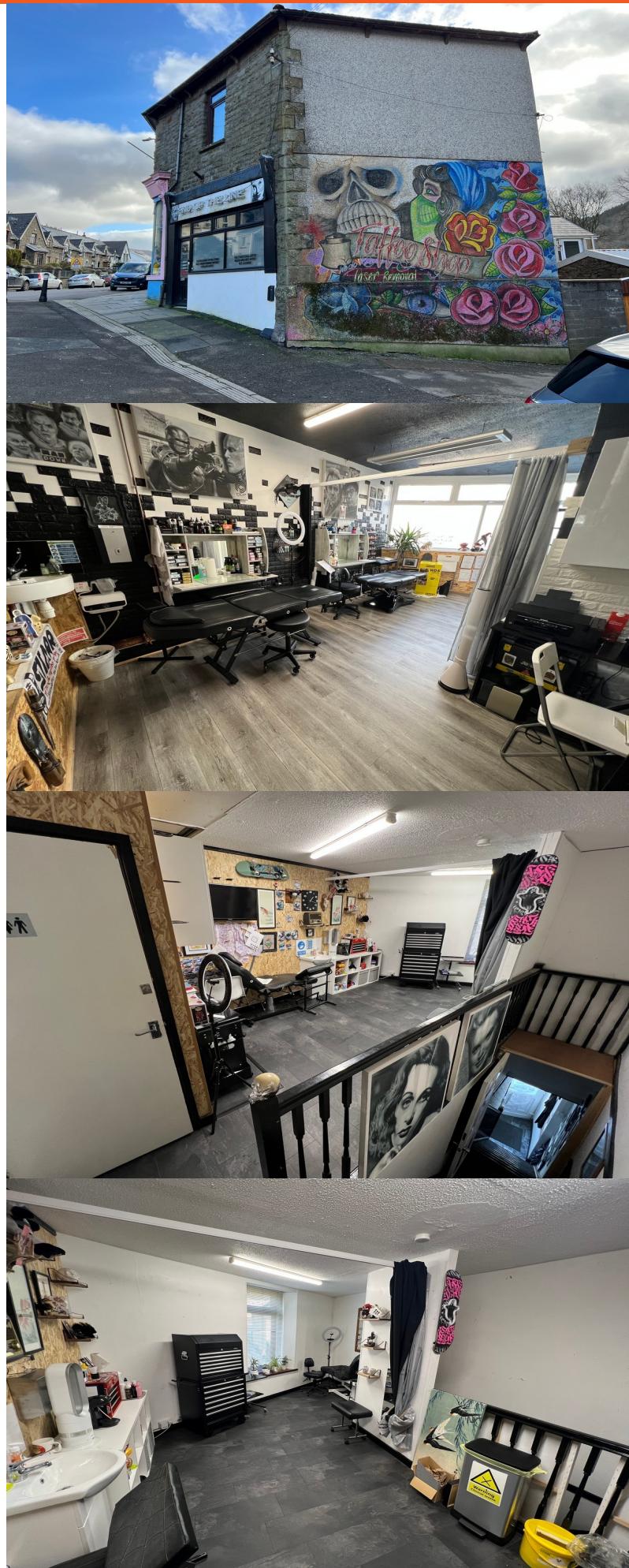
Shop Area (6.81 x 3.60m angled at its narrowest)
UPVC double-glazed window to front, timber window to rear, modern décor, textured emulsion ceiling with striplight fitting, laminate flooring, ample electric power points, two wash hand basins with hot and cold running water, door to understairs storage, further door allowing access to understairs storage.

First Floor Elevation

Access to an additional studio.

Studio (6.90 x 3.92m not including depth of angles/recesses)

UPVC double-glazed window to front, plastered emulsion décor, textured emulsion ceiling with electric striplight fitting, quality flooring, ample electric power points, wash hand basin with central mixer taps, door to cloaks/WC.



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Cloaks/WC

Panelled décor, textured emulsion ceiling with Xpelair fan, cushion floor covering, suite to include low-level WC, wash hand basin wall-mounted with Triton electric handwash.



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

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.