

Commercial (Retail) - Ferndale

£80,000

Property Reference: PP11290



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This is an excellent sized commercial property situated on the main road in the village of Ferndale, offering excellent footfall. The property currently trading as newsagents, tobacconist and card shop, has been trading for many years and is still an exceptionally good business. Here at Property Plus, we offer the commercial premises for sale which offers excellent diverse possibilities and opportunities to perhaps convert into commercial property with first floor flat or perhaps commercial lockup premises with maisonette flat to rear and above. An early viewing appointment is essential. It is being offered for sale with no onward chain and a quick completion is available if required. This property affords the benefits of two separate side entrances and garden to rear. It briefly comprises, main shop premises which leads through to store room, with side access and access to flat above, second store room with additional side access, first floor elevation, landing, three reception rooms plus shower room/WC, garden to rear, small yard to rear.

Main Shop Premises (approx. 6.50 x 4m)

Excellent shop frontage, suspended ceiling, panelled décor, fitted carpet, ample electric power points, access to rear through to store room.

Store Room (approx. 5 x 3.15m)

Window to side, door to side allowing access to side entrance, patterned artex ceiling, emulsion décor, radiator, electric power points, telephone point, door allowing access to staircase to first floor elevation, further opening to rear through to second storeroom.

Second Store Room (3.02 x 3.27m)

Further door to side allowing access to rear gardens, patterned artex ceiling with





electric striplight fitting, emulsion décor, wall-mounted gas service meters, door to built-in storage cupboard housing gas boiler, central heating radiator, ample electric power points.

First Floor Elevation

Landing

Window to side, papered décor, textured ceiling, fitted carpet, sapele doors to reception room 1, 2, shower room/WC, reception room 3.

Reception Room 1 (2.85 x 3.14m)

Window to side, emulsion décor and ceiling, telephone point, radiator.

Shower Room

Patterned glaze window to side, emulsion décor, textured ceiling, radiator, suite to include low-level WC, wash hand basin, walk-in shower cubicle.

Room 2 (3.21 x 3.63m)

Window to rear, textured décor, fitted carpet, radiator, electric power points.

Room 3 (2.65 x 4.25m)

Two windows to front, papered ceiling, papered décor, fitted carpet, radiator, electric power points.

Yard to Rear

Offers excellent potential with grassed area, side access, original stone boundary walls.



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.