

propertyplus for sale

Commercial (Retail) - Treherbert

£99,950

Property Reference: PP10206



propertyplus
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Looking for a commercial property on the high street? Then this may be for you. This is a completely renovated and modernised, three storey commercial property which will be sold as seen with all equipment etc as seen. Formerly trading as a café and coffee shop, it offers great potential.



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Entranceway

Entrance via UPVC double-glazed door allowing access to main shop area.

Main Shop Area (6.70 x 4.90m)

UPVC double-glazed shop frontage, plastered emulsion décor with one feature tiled wall, plastered emulsion ceiling with full range of electric striplight fitting, quality fitted carpet, central heating radiators, ample electric power points, door to staircase allowing access to lower ground floor, further UPVC double-glazed windows to rear with outstanding unspoilt views over the gardens and surrounding mountains, full range of fitted kitchen units comprising base units, single sink and drainer unit with central mixer tap, ample electric power points, ample storage, further wash hand basin with hot and cold water facilities, staircase allowing access to first floor elevation.

First Floor Elevation

Landing

Plastered emulsion décor, textured ceiling, white panel doors to rooms 1 and 2.

Room 1 (2.80 x 4.45m)



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Sash-effect UPVC double-glazed windows to front, plastered emulsion décor and ceiling, radiator, electric power points.

Room 2 (3.51 x 4.02m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling, cushion floor covering, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



Lower Ground Floor (4.15 x 6.65m)

UPVC double-glazed window and emergency UPVC double-glazed door to rear allowing access onto patio gardens, plastered emulsion décor and ceiling with electric striplight fitting, quality flooring, ample electric power points, radiator, double sink and drainer with cooking range and range of appliances available if required, ample work surfaces, ample electric power points, additional wall-mounted single sink and drainer, door to lobby.

Lobby

Plastered emulsion décor and ceiling, non-slip flooring, further door allowing access to cloaks/WC.



Cloaks/WC

Plastered emulsion décor, Xpelair fan, plastered emulsion ceiling, non-slip flooring, radiator, white suite to include low-level WC, wash hand basin, all fixtures and fittings to remain.

Rear Garden

Laid to sandstone patio, further additional gardens which could be converted into off-road parking.



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.