

Terraced House - Treorchy

£155,000

Property Reference: PP11726



Situated here in this prime trading position on the main high street of the award-winning village of Treorchy, we are delighted to offer to the market, this very well established, traditional café/restaurant/coffee shop which being sold as a going concern.



# Terraced House - Treorchy

£155,000

Property Reference: PP11726

Situated here in this prime trading position on the main high street of the award-winning village of Treorchy, we are delighted to offer to the market, this very well established, traditional café/restaurant/coffee shop which being sold as a going concern. The business was established back in 1920 and was taken over by the current owner in 2008. This has been an exceptionally profitable business, however the sale is down to retirement. Formerly known as the Bracchi's in Treorchy, this business operates as traditional café selling breakfast, hot and cold lunches, tea, coffee, traditional sweet shop. It offers enormous potential for further development with self-contained accommodation above. The business currently operates between the hours of 8am and 2pm Monday to Saturday, however this could be increased considerably with the amount footfall and passing traffic. It offers potential to create two storey restaurant, wine bar perhaps and really must be viewed to be fully appreciated. It will be sold as seen including all fixtures and fittings, cooking equipment, ovens, preparation areas, fridge/freezers, microwaves, tables and chairs. It is freehold with immediate vacant possession and outstanding potential. It briefly comprises, main café/restaurant/coffee shop/sitting area, good window displays, access to self-contained accommodation to first floor and second floor, inner hallway, storeroom, kitchen/preparation room, additional preparation room, cool room with refrigeration, first floor landing, bathroom/WC, main lounge, bedroom 1, inner landing, stairs to bedroom 2.

## Entranceway

Entrance via aluminium single glazed door allowing access to main restaurant/café area.





## Main Restaurant/Café Area (13.51 x 3.75m)

Aluminium glazed frontage with all chrome shelving and display shelving with glass to remain as seen, tiled ceiling and coving, full range of recess lighting and electric striplight fitting, tiled flooring, wood panel décor to halfway with papered décor above, central heating radiator, counter area will remain as seen including shelving, storage cupboards, display racks, double insert sink with central mixer taps, all equipment to remain as seen with soft drinks cooler and display cabinets to remain as seen, full range of seating area to accommodate some 37 customers, sapele door to side allowing access to lobby with access to first floor with patterned glaze panel windows, further door to rear allowing access to inner hallway.



## Inner Hallway

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, opening to rear to kitchen area, further door to side allowing access to storage room.



## Storage Room

Patterned glaze panel window through to inner hallway with staircase to first floor, plastered emulsion décor, patterned artex ceiling, cushion floor covering, range of electric power points.



## Kitchen (3.68 x 2.45m)

Two timber windows to side, plastered emulsion décor and ceiling with electric striplight fitting, cushion floor covering, radiator, full range of stainless steel industrial work surfaces and preparation surfaces, all refrigerators, cooking facilities including gas oven, microwave etc to remain as seen, splashback ceramic tiling, ample electric power points, industrial extractor fan, stainless

steel wall-mounted wash hand basin for hygiene, opening to rear through to preparation room.

#### Preparation Room (4.33 x 1.97m)

UPVC double-glazed window to side, panelled ceiling, PVC panelled décor floor to ceiling, tiled flooring, ample electric power points, Xpelair fan, further range of industrial stainless steel preparation storage tables, double insert industrial stainless steel sink with drainers and storage beneath, allowing access to an additional refrigeration storage area, UPVC double-glazed door allowing access to rear entrance.

#### Additional Refrigeration Room

Matching décor, ceiling and flooring, full range of electric power points, all fridge/freezers to remain as seen.

#### First Floor Elevation

##### Landing Area

##### Small Study

Emulsion décor and ceiling, electric striplight fitting, spindled balustrade, fitted carpet, radiator, patterned glaze panel door to rear to bathroom/WC, further doors allowing access to inner landing, lounge, bedroom 1.

##### Lounge (3.60 x 3.33m)

UPVC double-glazed window to front, papered décor and ceiling, laminate flooring, radiator, electric power points.

##### Bedroom 1 (2.33 x 3.87m)

Papered décor, plastered emulsion ceiling, laminate flooring, radiator, electric power points.

##### Inner Landing

Window to rear, plastered emulsion décor with one wall papered, fitted carpet, one wall plastered emulsion ceiling, staircase allowing access to second floor elevation.

##### Bathroom/WC

Two patterned glaze UPVC double-glazed windows to rear, plastered emulsion décor and ceiling, white suite to include panelled bath with central mixer taps and shower attachment, low-level WC, wash hand basin, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Second Floor Elevation

##### Bedroom 2 (measures width and depth of the main property)

Velux skylight window, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points, concealed storage within eaves.

---

## 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.