

Commercial (Retail) - Ystrad

£149,950

Property Reference: PP7460



Situated in a prominent trading position with excellent passing trade, we offer for sale this commercial property, being sold as a going concern if required with two bedroom self-contained flat above. The business is currently operating as a take-away, sit-down café with all licenses in situ and will be sold as a going concern with all equipment and stock as seen. The commercial is over two floors with additional preparation and cooking facilities to the lower ground floor, industrial machinery and cooking facilities will remain. It also offers good-sized rear garden with purpose-built timber storage building of which could potentially offer external dining. The café is operating seven days a week, supplying breakfasts, sandwiches, lunches and a speciality is Sunday lunch with delivery service. If you are considering opening your own business, this is ready-made, including owning the property that you're trading from. It offers two bedroom, renovated and modernised living accommodation above with fitted kitchen, modern bathroom/WC, two bedrooms and lounge/sitting room. All in all this is an excellent opportunity to own and build your own business.



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Flat

Access via staircase, allowing access to landing area.

Landing

Plastered emulsion décor and ceiling, fitted carpet, white panel door allowing access to open-plan lounge.

Open-Plan Lounge (4.25 x 5.55m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, ample electric power points, two radiators, open-plan stairs to first floor elevation. White panel door allowing access to bedroom 1 and further opening to kitchen area.

Bedroom 1 (2.75 x 2.40m)





UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, ample electric power points.

Kitchen (1.80 x 3.40m)

Plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, cushion floor covering. Full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit finished in stainless steel with central mixer taps. White panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Excellent size, UPVC double-glazed window to rear, plastered emulsion décor and ceiling with Xpelair fan, cushion floor covering and radiator. White suite to include low-level WC, wash hand basin with central mixer taps, panel bath with central mixer taps and shower supplied direct from combi system. Fully ceramic tiled to bath area.



Second Floor Elevation

Bedroom 2 (4.31 x 3.95m)

Genuine Velux double-glazed skylight window, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

Lower Ground Floor

Genuine staircase from main shop area with non-slip flooring, allowing access to preparation and cooking areas to lower ground floor.



Preparation Room (3.20 x 3.50m not including depth of recesses)

White panel door to understairs storage, further panel door to additional storage area, plastered emulsion décor and ceiling with electric striplight fitting, ample electric power points, ceramic tiled flooring. Full range of work

surfaces with co-ordinate splashback ceramic tiling, storage areas, stainless steel preparation tables all to remain as seen, together with industrial fridge/freezers.

Additional Preparation Room (2.10 x 2.10m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with electric striplight fitting, ceramic tiled flooring. A further range of industrial stainless steel sink units with flexi mixer taps, additional preparation areas, six ring gas MLine+ industrial cooker and hob with extractor canopy fitted above, food gobbler. All fixtures and fittings including equipment to remain as seen. White panel door to side allowing access to lobby with additional storage and plumbing for automatic washing machine. UPVC double-glazed door to rear allowing access to gardens. Further white panel door allowing access to cloaks/WC formerly shower room/WC.

Cloaks/WC

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, ceramic tiled flooring, radiator, Xpelair fan. White suite comprising wash hand basin and low-level WC. The plumbing and electrics for shower are still in situ, if required.

Rear Garden

Maintenance-free garden laid to concrete-paved patio with outside water tap fitting, spacious purpose-built timber storage building.

Storage Building

Currently utilised as another storage venture, supplied with electric power and light and will remain as seen. Genuine rear lane access.

Ground Floor

Commercial Cooking and Sitting Area (4.40 x 9.45m)

Front section

Non-slip flooring, full range of shop display frontage with main entrance door, plastered emulsion décor and ceiling with a range of recess lighting and additional lighting, central heating radiators, ample electric power points, alarm controls. Step-up to counter separation and to preparation area.

Preparation Area

Plastered emulsion décor and ceiling, ample ceiling light fittings, full range of industrial stainless steel cooking ranges, preparation tables, grills, dishwasher, deep fat friers etc, all with ventilated extractor above, ceramic tiled décor to cooking areas, ample electric power points, further Xpelair fan, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, telephone point. UPVC double-glazed window to rear with unspoilt views and overlooking rear gardens.

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.