

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3956TP/0725

## FOR SALE MIXED USE FREEHOLD INVESTMENT PENYGRAIG RHONDDA ASKING PRICE £ 350,000



### MAIN FEATURES

**RETIREMENT ( FREEHOLD INVESTMENT ) SALE OF  
TWO COMMERCIAL UNITS ( A3 USER'S ) & TWO RESIDENTIAL FLATS  
WELL ESTABLISHED BUSINESS USER AT GROUND FLOOR LEVEL  
BUYER OPTION FOR OWNER OCCUPANCY & USE OF THE LOWER GROUND FLOOR  
CATERING UNIT & FLAT OR RENT THEM OUT TO INCREASE RENTAL INCOME**

#### Notice To Prospective Purchasers

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Registered in Wales No 4373054  
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



**BR3956TP**

**MIXED USE FREEHOLD INVESTMENT PENYGRAIG RHONDDA CF40 1JU**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees Commercial is pleased to offer for sale, this mixed use freehold investment property, comprising two A3 user, commercial units and two residential flats.

This is a substantial property offering a combination of use and rental income or just pure investment by letting the lower ground floor commercial unit and separate flat, that are currently occupied by the seller / the seller's family.

Penygraig has a fair mix of retail and industrial users, a large CO-OP Store, some offices and various hot food outlets, plus two members clubs and a public house, where the village centre, serves the needs of both, the local residents and a healthy passing / food take away trade.

The property fronts directly onto the main road, being located in the centre of the Rhondda valley village of Penygraig (A4058 / B4278). See the map inlay below for local directions.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via our Tonyandy office.

**GROSS FRONTAGE;** 6.09 m ( 20' ) modern display window shop front with a security roller shutter and direct access (off Tylacelyn Road) to the hot food take away.

**GROUND FLOOR;** 106.09 sq mt ( 1,142sq ft) comprising a hot food A3 user takeaway / customer area / kitchen / food prep rooms and storage, internal access to the upper parts residential flat.

**UPPER PARTS ( first floor );** 77.29 sq mt ( 832 sq ft) Residential flat comprising a lounge / two bedrooms / bathroom, currently let and income producing (as part of the ground floor shop tenant's demise), see also, the lease details below.

**LEASE DETAILS, GROUND FLOOR & UPPER PARTS FLAT ;** Passing rent £ 13,800 p/a on a 7 year lease term from 11<sup>th</sup> January 2022. The tenant's business is a thriving and well established hot food take away and the tenant wishes to remain in occupation for the long term.

**LOWER GROUND FLOOR;** 150.13 sq mt ( 1,616 sq ft) with access off the rear lane via Glannant Street and comprising a well fitted out, A3 user, commercial catering facility / kitchen / cold store / currently in use by the selling proprietor, pending his proposed retirement.

The unit has modern well equipped facilities with a three phase 440v electricity supply and is offered either with or without its business fixtures and fittings and / or goodwill, alternatively, it lends itself to a possible conversion into several individual, self contained, lock up storage units (STP), or, it could simply be re-let as a commercial kitchen / catering facility / food takeaway, to increase the overall rental income generated by the property. Please call to discuss purchase options and / or the inclusion of the lower ground floor's fixtures and fittings.

**LOWER GROUND FLOOR (Rear flat);** 43.47 sq mt (468 sq ft), self contained and separately serviced, including DG & GCH, with access via the rear lane off Glannant Street. This is a modern flat with a lounge / diner / kitchen combined, two bedrooms and a shower room, currently occupied by a member of the seller's family but will be vacant on sale. See also general notes below.

**USER;** The two commercial units fall within use class A3 and the residential units are C3 (a) users, as defined within the 1987 planning act use class orders Wales, as amended.

**BUSINESS RATES;** Ground floor shop RV = £ 7,200 (2023 rating list).  
Lower ground floor catering unit RV = £2,400 (2023 rating list).

**COUNCIL TAX;** Band A for both flats. Local authority, Rhondda Cynon Taff CBC.

**ENERGY RATNGS;** Flat one upper parts = 60 / D. EPC's for the other units are currently awaited.

**ASKING PRICE;** £ 350,000.

**GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors. The property is to be sold as seen and viewed and subject to any existing leases, but with vacant possession of the lower ground floor catering unit. The family tenant of the lower ground floor (rear flat) has indicated she may consider remaining in occupation, subject to agreeing a new residential occupation contract.

**COMMERCIAL MORTGAGE / BUSINESS LOAN;** Available subject to status, please ask for an appointment with our independent financial advisor.



