

# Watts & Morgan

FOR SALE



## Asking Price £114,995

### Church Street Maesteg CF34 9AD

- Immediately available “For Sale” a mixed use investment property briefly comprising of a ground floor Hairdressers and a first floor self-contained flat.
- Located in the town centre of Maesteg.
- Immediately available “For Sale” as a fully let investment property Freehold tenure at an asking price of £114,995

### Location

The property is located on Church Street which is just off Commercial Street in Maesteg town Centre.

Maesteg is the principal retail and commercial centre serving the upper Llynfi Valley with Maesteg lying approximately 9 miles north of Bridgend and 7 miles north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

### Description

The property briefly comprises of a end link cottage style two-storey property briefly comprising of ground floor Hairdressers with separate pedestrian access to a 2 bedroom flat over.

The ground floor of the property is currently configured as a hairdressers briefly providing approximately 63sq.m (678sq.ft) of retail sales together with 25.9sq.m (278sq.ft) of ground floor ancillary space.

Separate pedestrian access from the front of the property leads to a first floor flat comprising; lounge/kitchen, bathroom, 2 no. double bedrooms and 1 no. single bedroom

### Tenure

The property is to be sold Freehold tenure subject to and with the benefit of the current occupational arrangements:-

#### Ground Floor

Let to a Hairdressers under terms of a 5 year IRI Only Lease from December 2023 at a rental of £4,800 per annum exclusive.

#### First Floor Flat

Currently let to a private individual under terms of Standard Occupational Contracts producing a rental of £500 per calendar month.

Current total rental income £10,800 per annum

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### EPC

Energy Performance Rating - Band C

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

No VAT on sale price

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman

#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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