

COMMERCIAL STREET, MAESTEG OFFERS OVER £130,000 Freehold

*** Virtual Tour Available *** Retail Shop & Offices ***
Commercial/Retail Unit *** Fantastic Foot Traffic *** High
Street Location *** Very Large Building *** Great Investment
Property *** Tenants In Situ Or Vacant Possession ***

- Large unit
- Parking at rear
- High Street Location
- Great Investment
- Good Foot Traffic
- Tenants in situ
- Successful Running Business
- Virtual tour available

DMK Estate Agents are delighted to bring to market this very large commercial unit that must be seen to be appreciated.

Key characteristics;

- Offices to first floor
- High street location
- Large garden to rear
- 4 Parking spaces at rear
- Close to bus stop
- Close to train station
- Freehold
- No chain
- Tenants in situ or vacant possession

Property details;

Price: OIRO £130,000

Size: 224m²

Chain: No chain

EPC Rating: D (82)

Property layout;

Entrance

Leading into Kebab shop with full functioning kitchen and rear stock rooms.

Room 1 First Floor-

Currently used as a large stock room.

Room 2 First Floor-

Currently used as another stock room.

Second Floor-

Bathroom leading into a kitchenette area.

Kitchenette- housing the boiler with window to the side of the property.

Passage-

leading down to Room 1

Room 1-

large room currently used as storage

Hallway-

large hall way leading to stairs to third elevation and room 2.

Room 2-

Large room at front of property with view of High street.

Third elevation-

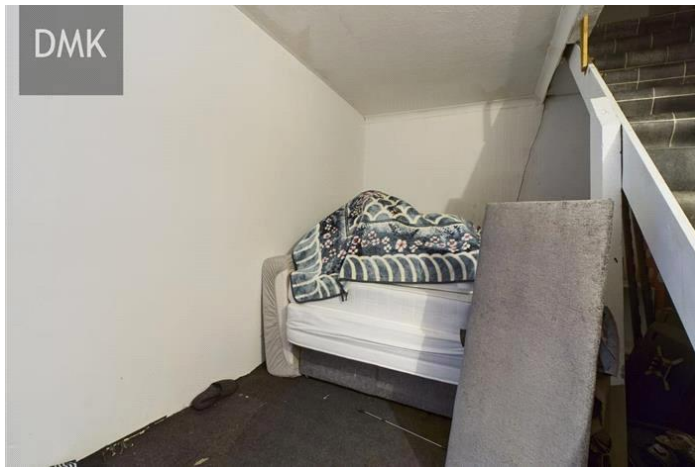
large room with window to front of property with a view of high street.

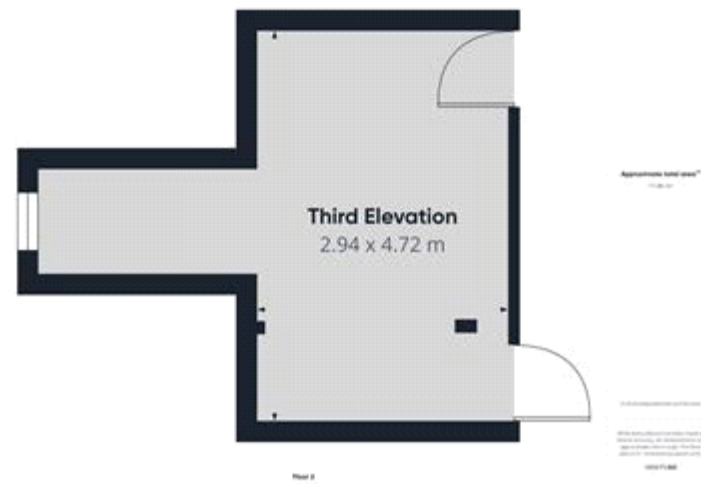
Maesteg- is a town and community in Bridgend County Borough, Wales. Maesteg lies at the northernmost end of the Llynfi Valley, close to the border with Neath Port Talbot, Maesteg is approximately 31.2 miles on the M4 to Cardiff which is perfect for commuting to and from the Capital. Maesteg is close to local supermarkets along with amazing forestry parks which are perfect for a day out mountain biking and hiking in the mountains. Additionally, don't forget to explore the local mine museums to learn about Welsh mining history.

The property is available to view by contacting the office and booking a viewing. Viewings by appointment only.

Tenure: Freehold







Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.

Net zero CO₂ emissions



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.