



**Oxford Street, Mountain Ash
CF45 3HB**

**FOR SALE
£210,000**



- **A1/A2 RETAIL UNITS & FIRST FLOOR FLAT**
- **TOWN CENTRE LOCATION**
- **VACANT POSSESSION WITH NO ONWARD CHAIN**



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Property Description

T Samuel Estate Agents bring to market this prime investment property set in a prominent position within the popular town of Mountain Ash.

Offered to the market with no onward chain. This is a fantastic and rare opportunity to acquire 2 ground floor retail units and 1 first floor 2 bedroom flat which is self contained and with separate access.

The ground floor commercial units are A1/A2 and Financial/Professionally retail use and have previously been used as a carpet shop and bicycle shop. Unit 1 provides a retail space and store room. Kitchen and WC. Unit 2 provides provides an open plan space with kitchen and WC.

The first floor flat affords well-planned living accommodation to include spacious Living room, Kitchen, Bathroom and one double and one single bedroom. There is also parking to be found close by in the public car park. Loading bay to the front.

The premises is situated in a prime location within the town of Mountain Ash. It is a busy town centre high street, with plenty of foot-fall and business, generated from both regular and passing trade. The town is located in the heart of the Cynon Valley 20 miles north of Cardiff.

It benefits from good commuting links. Close to the A470. Just a short walking distance to train station and bus stop.

The town boasts an array of trades which vary from national companies, local well established businesses and food retailers. Close by you will also find Health Centre, Local Hospital , Primary & Secondary Schools, Library & public houses. Within walking distance of the Taff Trail

In our opinion the premises lends itself to many uses subject to change of use. It would be the perfect opportunity for investors or someone looking to expand an existing business to the high street.

Retail Unit 1

6.20 m x 3.62 m

Entrance to the property is via wooden door. Roller shutter doors. Smooth ceiling and walls. Concrete Flooring.



Unit 1- Retail Area

6.20 m x 3.62 m

Entrance to the unit is via wooden door with roller shutters. Wooden shop front. Retail area with smooth emulsion ceilings and walls. Power points. Concrete flooring. Access to kitchen. Steps lead to rear store room.



Unit 1 - Kitchen

3.46 m x 2.71 m

Smooth emulsion ceiling and walls. Modern base kitchen units with complimentary worktops. Sink unit. Baxi combination boiler. Concrete floor. Steps leading to rear store room and WC.



Unit 1 - Store room

3.46 m x 2.71 m

Smooth emulsion ceiling and walls. Grey laminate flooring. Radiator. Power points. Doors leading to WC and door leading to rear yard area.

Retail Unit 2

10.80 m x 3.72 m

Entrance to the unit via wooden door with roller shutters. Wooden shop front window. Smooth ceiling and walls. Concrete floor. Radiator. Power points. Doors leading to Kitchen and WC. Also door to rear yard area.



Retail Unit 2 - Kitchen

2.27 m x 1.97 m

Modern base units with complimentary worktops. Smooth emulsion ceiling and walls. Power points. Concrete floor. Panelled splash-backs.

First floor Flat - Hallway

5.89 m x 0.83 m

Self contained flat with access via Oxford Street.
Smooth emulsion ceiling and walls.
Exposed floor boards. Doors leading to all rooms.



First floor flat - Kitchen

3.52 m x 1.96 m

Smooth ceiling and walls. Ample base and wall units with complimentary worktops. Integrated fan oven with 4 zone electric hob. Upvc window to the rear. Space for fridge freezer. Plumbing for washing machine. Power points.



Living room

3.79 m x 3.47 m

Smooth emulsion ceiling and walls.
Spacious living room with ample space for furniture. Upvc windows to the front. Radiator. Power points.



Flat - Bathroom

2.90 m x 1.62 m

Smooth emulsion ceiling and panelled walls. White bathroom suite comprise Bath with shower over, Wash hand basin and WC. Radiator. Exposed floor boards. uPVC window to the rear.



Flat - Bedroom 1

3.44 m x 3.35 m

Smooth emulsion ceiling and walls.
Laminate flooring. uPVC window to the front. Radiator. Power points. Built in cupboard.

Flat - Bedroom 2

2.08 m x 1.97 m

Smooth emulsion ceiling and walls.
Laminate flooring. Radiator. Power points. uPVC windows to the rear.









EPC

FLOORPLAN

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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