



## 27 Commercial Street, Maesteg, CF34 9DH

### £105,000

Nestled in the heart of Maesteg, this commercial property on Commercial Street presents an exceptional opportunity for entrepreneurs and business owners alike. The location is ideal, benefiting from high foot traffic and excellent visibility, making it a prime spot for retail or service-oriented businesses.

The property boasts a spacious interior which is currently tailored to suit a mens barber shop and is tenanted with a 5 year lease in place. The large window not only allows for natural light to flood the space but also provide an excellent platform for showcasing your products or services to passersby.

The maisonette above briefly comprises two bedrooms, lounge, kitchen and bathroom, with private access to rear. The maisonette is vacant and in need of refurbishment. The property further benefits from a basement suitable for storage, uPVC double glazing and a gas combination boiler (approx 3 years old) in the maisonette. Gas is currently disconnected.

Maesteg is a vibrant town with a strong community spirit, and this property is perfectly positioned to take advantage of the local market. The surrounding area is home to a mix of established businesses, ensuring a steady flow of potential customers. Additionally, the property is easily accessible, with convenient transport links and parking options nearby, making it a practical choice for both staff and visitors. If you're looking for an investment, this commercial property on Commercial Street offers a fantastic foundation for success. With its prime location and versatile space, it is an opportunity not to be missed. Embrace the potential of this property and make your business dreams a reality in the thriving town of Maesteg.

Tenure=Freehold(TBC by a legal representative)

EPC=G

Council Tax Band=A

## Ground Floor

### Retail area 14'9" x 11'5" (4.5 x 3.5)

Shopfront window and door. Currently utilized by a barber shop with a lease agreement in place,

### Maisonette

Accessed via a rear lane

### First Floor

Entry via a steel staircase.

### Hallway

Entry via a uPVC double glazed door. Stairs to second floor and three doors off.

### Lounge 14'9" x 13'1" (4.5 x 4.0)



Original fireplace, radiator and uPVC double glazed window to front.

### Kitchen 18'0" x 6'6" (5.5 x 2.0)



A range of base units with a complementary work surface housing a stainless steel sink/drainage, radiator and uPVC double glazed window to rear.

## Bathroom 9'10" x 7'6" (3.0 x 2.3)



Three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin, radiator and uPVC double glazed window with obscured glass to rear.

## Second Floor

### Bedroom One 16'4" x 13'1" (5.0 x 4.0)



Radiator and two uPVC double glazed windows to rear.

### Bedroom Two 13'9" x 12'5" (4.2 x 3.8)



Radiator and two uPVC double glazed windows to front.

## Lower Ground Floor

### Storage Area

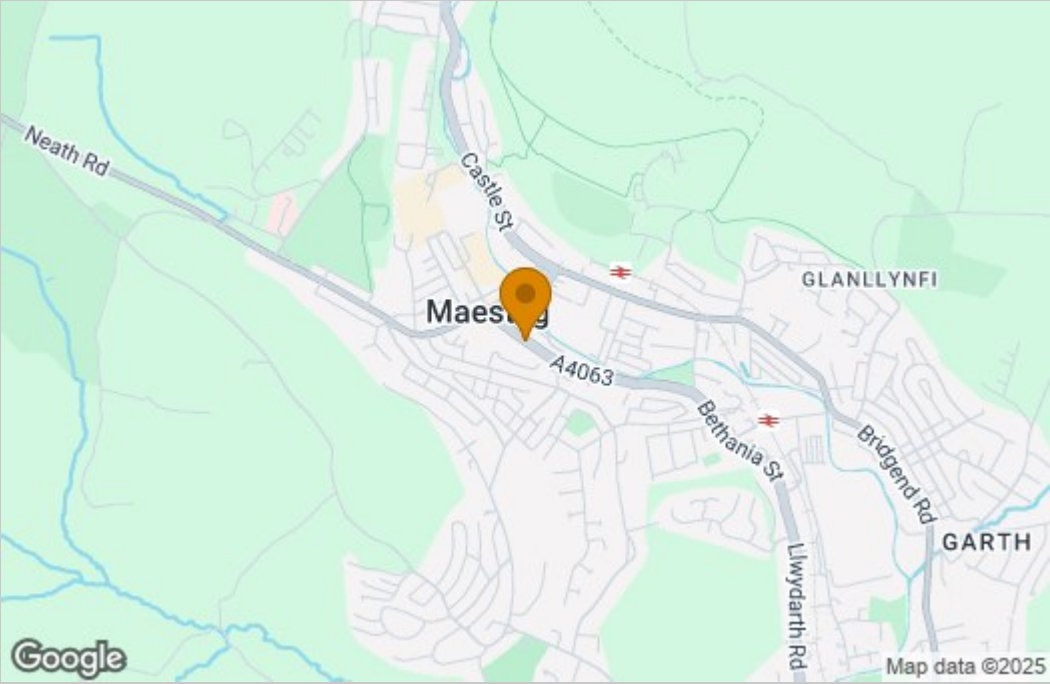
More details to follow.



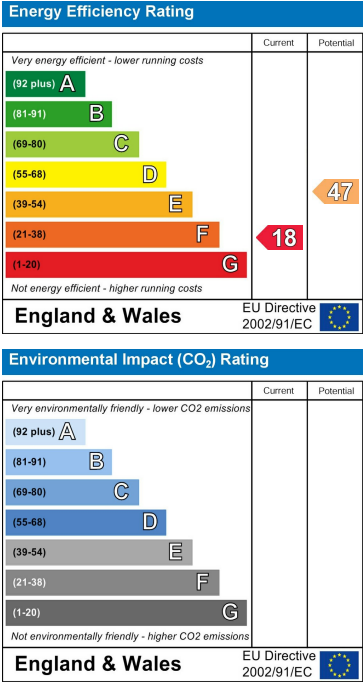
Floor Plan



Area Map



Energy Efficiency Graph



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