

SOLD

59 Cardiff Street

, Aberdare, CF44 7DG

SALE BY PUBLIC AUCTION: The auction will take place online on 5 July 2022 at 4:00 pm with registration through our website

Auction Guide £90,000+



Description

An opportunity to acquire a three storey commercial building in the centre of Aberdare which could be suitable for a variety of uses, subject to planning permission. The property has two separate access points from Cardiff Street that both currently lead into the retail space, but may provide an option to create a separate access to the upper floors for any proposed scheme, subject to all necessary consents.

The property has painted rendered elevations beneath a pitched tiled roof and benefits from a mix of double glazed sash and uPVC windows and the main retail unit has an electric roller shutter (not tested).

The property briefly comprises a large retail unit on the ground floor, with kitchen area to the rear, store room and wc, leading out to an enclosed courtyard with additional store room and wc. Stairs leading from the rear of the property to the first floor provide a large open plan room with a part sectioned off by stud partition walls providing three small offices, with an additional store room. The second floor provides a large open plan room.

The property is in need of complete refurbishment, but could be suitable for a number of uses, with the potential for offices or residential conversion on the upper floors, subject to all necessary consents. Interested parties are advised to contact Rhondda Cynon Taf County Borough Council's planning department in regards to proposed uses for the building.

Aberdare town centre is one of the principal towns in Rhondda Cynon Taf and benefits from a good mix of local and national retailers alongside, bars, restaurants and other eateries and generous amenity space including Aberdare Park, with its play area and boating lake. The town benefits from good road and rail links with the nearby A470 trunk road and the bus and train stations within the centre of the town.

Accommodation

- GF: Main retail area, stores, kitchen area, wc
- FF: Open plan room, 3 small offices. store room
- SF: One open-plan room
- OS: Enclosed courtyard with access to additional store room and additional wc

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure

Viewing

VR tour online and viewing by appointment with Seel and Co (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

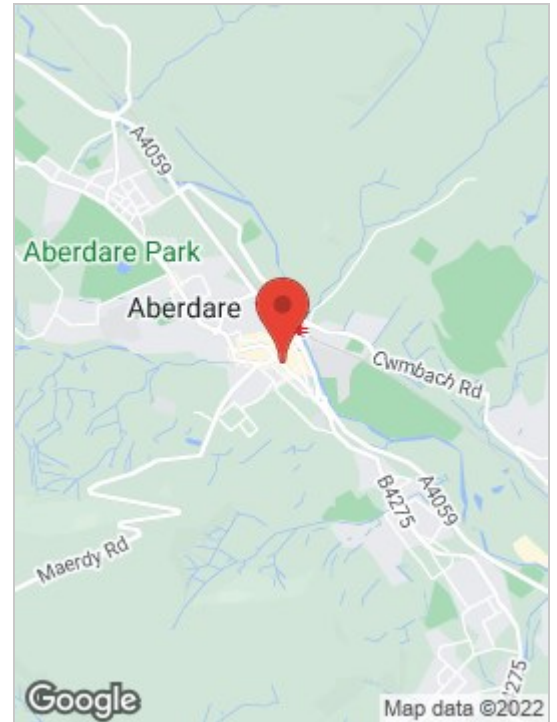
Further Information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

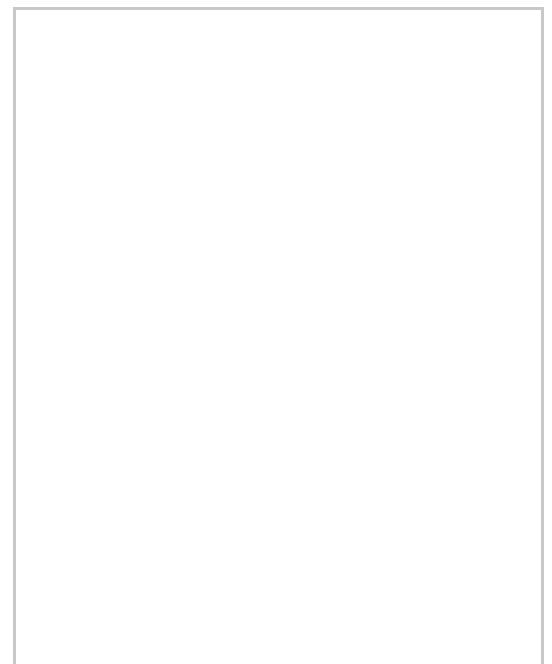
Auction Details

FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

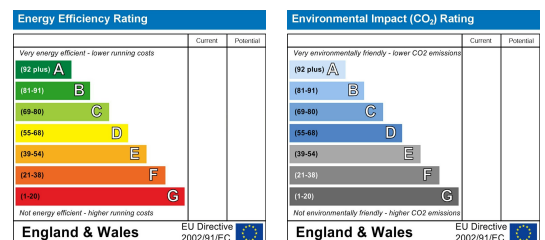
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.