



33 Commercial Street

Aberdare, CF44 7RW

Shop For Sale

677.69 sq ft
(62.96 sq m)

- Freehold Available
- Price £150,000
- Development Potential

33 Commercial Street, Aberdare, CF44 7RW

Summary

Available Size	677.69 sq ft
Price	£150,000
Rates Payable	£3,638 per annum Interested parties are encouraged to make their own enquiries with the Local Rating Authority
Rateable Value	£6,800
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property comprises retail space on the ground floor with first floor ancillary space accessed internally. Access is direct from Commercial Street.

Location

Aberdare is located approximately 4 miles south west of Merthyr Tydfil and 24 miles north west of Cardiff. The property is located in a good position on Commercial Street, with a mix of A1, A2, and A3 occupiers close by including Savers, Boots, TUI and Ramdens.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	641.40	59.59	Available
1st - Ancillary	869.29	80.76	Available
Total	1,510.69	140.35	

Terms

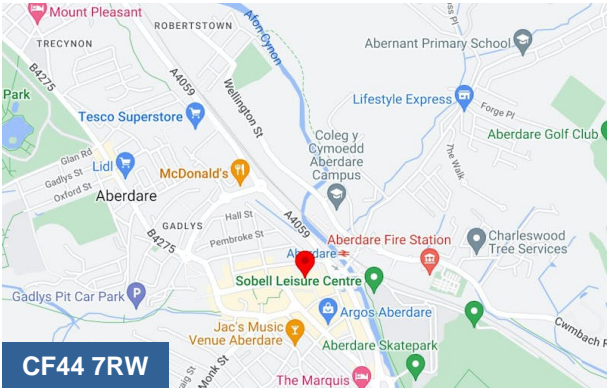
The freehold of the property is available to purchase for £150,000.

Planning


We understand that the premises benefits from A1 use however, alternative uses will be considered subject to a change of use being granted.

Anti-Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright will require any successful applicant to provide proof of identity along with any other required documents.



Viewing & Further Information



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