

Commercial

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Cafe 21,

21 Talbot Street
Maesteg, Bridgend, CF34
9BW

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Cafe 21, 21 Talbot Street

Asking price £290,000



Situation and Description:

A very well presented long established Going Concern Café Premises with extensive living accommodation situated in the heart of Maesteg town centre a short walking distance from the Asda Superstore and opposite the proposed redevelopment of the former Market a short travelling distance from the town of Bridgend, the M4 motorway and all local centres of employment and recreation.

The mid terraced premises is arranged over 3/4 floors with the licensed café to the ground floor and the living accommodation to the upper floors. It enjoys the benefit of gas central heating with two boilers, one serving the ground floor and the other the living accommodation, double glazing, CCTV to the café area.

The quality trade fixtures and fittings owned by the Sellers would remain at the asking price. Negotiation on some equipment if offer received below the asking price. Stock available at valuation.

Ground Floor: Café: 664ft²

Central door and two bay windows, marble topped counter, recessed mirror, 38 covers with seating and booths, inset and pendant lighting, security door from front part of café to living accommodation, door from rear part of café to kitchen, frosted glazed door to covered exterior.

Open from rear of counter to:

Catering Kitchen: 385ft²

Fully equipped double glazed double doors to:

Rear covered Area:

Storage Room off with walk-in Refrigerator; Cloakroom off with handbasin and WC. Double doors to rear lane. Iron staircase leading via door to rear Mezzanine area with Store/Utility Room off, Belfast type sink, plumbed for automatic washing machine.

Living Accommodation:

Ground Floor:

Double glazed entrance door leading to Porch and Hallway with integral security door to café.

First Floor:

Front Lounge: 17ft x 11.2ft: Bay window

Rear Dining Room: 15.8ft x 13.5ft: Window to rear overlooking terrace.

Front Bedroom: 12.8ft x 11ft:

Hallway leading to

Kitchen: 13.8ft x 5ft (average): Sink unit, fitted wall and base cupboard and drawer units including built in electric oven, gas hob and extractor. Walls part tiled. Double glazed door leading to rear exterior.

Bathroom and WC: Fitted three piece suite; kidney shaped bath with rainfall shower: Walls part tiled. Staircase from first floor with understairs cupboard leading to:

Second Floor:

Front Bedroom: 18ft x 9ft:

Fitted full wall length wardrobes and vanity unit

Rear Bedroom: 15.8ft x 13.2ft

Front Bedroom: 14ft x 11ft: Fitted wardrobes and overhead cupboards.

Staircase from Landing leading to:

Attic Room: 22.5ft x 20.6ft (maximum):

Three Velux type windows

Shower Room off with handbasin and vanity unit, WC and Shower, Velux type window, tiled walls

Externally: Rear Mezzanine/Terrace area

Business Rates: Rateable Value of Café: £7,400 - interested parties should make enquiries with Bridgend County Borough Council to establish the amount of Rates payable per annum.

EPC Rating for Ground floor- C & for upper floors- D

Council Tax Band for living accommodation: - B

Tenure

Freehold with vacant possession

Services

All main services – gas central heating

Viewing strictly by appointment through Herbert R Thomas

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