

Commercial (Retail) - Ystrad

£145,000

Property Reference: PP10500



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Diverse, spacious, two storey, end-terrace property, currently being utilised as a commercial hair and beauty salon above. Being offered for sale as is with equipment including hairdressing chairs, wash basins etc, available by separate negotiation if required.



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Diverse, spacious, two storey, end-terrace property, currently being utilised as a commercial hair and beauty salon above. Being offered for sale as is with equipment including hairdressing chairs, wash basins etc, available by separate negotiation if required. This property offers great potential for conversion to maybe commercial on ground floor with residential living accommodation above, which is how it would have been originally. It would ideally suit investment company with excellent potential being offered. The property itself benefits from UPVC double-glazing, gas central heating. It will be sold including all fitted carpets, floor coverings, wall light fittings, ceiling light fittings and many extras. An early internal viewing appointment is highly recommended. It benefits from garden area with side access and purpose-built outbuilding. Book your appointment today. It briefly comprises, main shop area, kitchen, cloaks/WC, storage area, beauty room, first floor double landing, store room, two further beauty rooms, cloaks/WC with additional storage formerly the bathroom, garden to rear with outbuilding.

Main Shop Premises (6.30 x 4.22m not including depth of recesses)

Excellent size clear glazed panelled windows to front with main entrance door, plastered emulsion décor and ceiling, made to measure blinds to remain as seen, slimline central heating radiator, quality high gloss flooring, wall light fittings and recesses with mirrors to remain as seen, ample electric power points some with USB connections, seating area to front windows, further range of recesses with feature lighting, white panel door to rear allowing access to kitchen.

Kitchen (2.55 x





1.67m not including depth of recesses)

Plastered emulsion décor and ceiling with recess lighting, range of dove grey high gloss finished kitchen units to remain as seen, ample electric power points, high gloss laminate flooring, white panel door to side allowing access to cloaks/WC, further white panel door to rear allowing access to storage area.

Cloaks/WC

Door to rear allowing access to rear gardens, plastered emulsion décor and ceiling, high gloss laminate flooring, radiator, close-coupled WC within contrast vanity unit with wash hand basin set therein with central mixer taps, plumbing for automatic washing machine.

Store Room

Good size with UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and ceiling, further range of wall and base units, high gloss range of wall and base units, high gloss laminate flooring, slimline radiator, electric power points, staircase to first floor elevation with fitted carpet, modern white panel door to rear allowing access to additional reception room 1.



Reception Room 1 (3.33 x 2.27m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling with halogen recess lighting, high gloss flooring, ample electric power points, central heating radiator.



First Floor Elevation

Landing Area

Plastered emulsion décor and ceiling with feature plinth and recess lighting, quality fitted carpet, non-slip flooring, radiator, white panel doors to rooms 1, 2, cloaks/WC and further door to storage room.

Room 1 (3.03 x 1.98m)

UPVC double-glazed window to front, plastered emulsion



décor and ceiling with recess halogen lighting, non-slip flooring, radiator, ample electric power points.

Room 2 (2.88 x 4.12m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with recess halogen lighting, radiator, feature panelling, feature wall, range of wall and base units including single sink insert with central mixer taps, work surfaces with matching splashback.

Cloaks/WC

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with recess lighting, non-slip flooring, low-level WC, wash hand basin, door allowing access to storage area.

Storage Area

Plastered emulsion décor and ceiling with recess lighting, Xpelair fan, non-slip flooring, ample electric power points.

Storage Room (2.70 x 2.28m)

Velux skylight window, plastered emulsion décor and ceiling with halogen recess lighting, non-slip flooring, radiator, ample electric power points.

Rear Garden

Laid to artificial grass with paved patio and pathway leading to decked raised patio with purpose-built outbuilding with ample electric power and light, ideal for office space or gym, side access.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.