



**Commercial Street, Mountain
Ash. CF45 3PS**

FOR SALE
£70,000



- **VERSATILE THREE-FLOOR LAYOUT**
- **PRIME TOWN CENTRE LOCATION**
- **EXCELLENT TRANSPORT LINKS**



Property Description

This versatile commercial property, previously operated as a hair salon, offers an exceptional opportunity for both business owners and investors. Located in the vibrant heart of Mountain Ash town centre, the property is surrounded by a dynamic mix of thriving small businesses, creating a prosperous commercial environment.

Spanning three floors, the property provides ample and adaptable space to meet a variety of business needs or rental opportunities. On the ground floor, you'll find a spacious main room flooded with natural light, perfect for retail, office, or studio use. This floor also features two additional rooms that can serve multiple functions, such as treatment rooms, storage, or office space. One of these rooms offers convenient access to the basement and the first floor, enhancing the property's functionality.

The basement is a valuable asset, comprising three rooms and a W/C. This level offers substantial space with extensive potential, suitable for additional office space, storage, or even a separate rental unit.

On the first floor, the property is currently divided into three rooms, making it an ideal candidate for conversion into a flat or additional office space. This flexibility presents an opportunity to diversify rental income, with potential for residential or professional use.

Situated approximately 20 miles from Cardiff and right by the A470, the property benefits from excellent transport links, making it easily accessible for both clients and tenants. The strategic location ensures high visibility and easy connectivity, further enhancing the property's appeal. With its vibrant surroundings and superb transport links, this property is a prime investment opportunity, offering multiple income streams and significant growth potential in a thriving business community.

MAIN ROOM

6.31 m x 4.32 m

Stylish black and white checkerboard style tiles. Smooth emulsion walls. Smooth emulsion ceiling with spotlights. Large wooden windows to front. Ample power points. Door to room 2.



ROOM 2

3.14 m x 2.96 m

Grey marble effect vinyl laid on floors. Emulsion walls. Artex ceiling. Wooden window to rear. Previously used as hair washing station for salon therefore plumbed for basins. Kitchen sink. Power points. Entryway to room 3



ROOM 3

3.17 m x 2.91 m

Grey marble effect vinyl laid on floors. Emulsion walls. Artex ceiling. Wooden window to rear. Door to basement. Door to first floor.



BASEMENT - ROOM 1

3.73 m x 2.93 m

Stairs lead down to basement which features 4 rooms. Room 1 has concrete flooring and walls. Artex ceiling.



BASEMENT - ROOM 2

3.53 m x 1.84 m

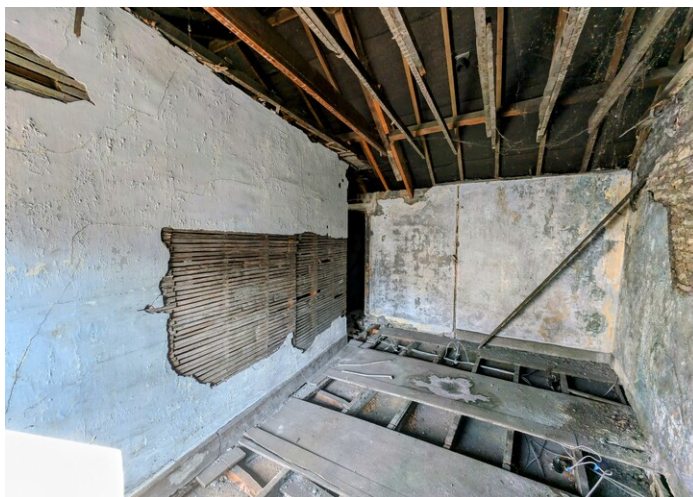
Concrete walls and flooring. Artex ceiling. Door leading to room 3. Door leading to W/C.



BASEMENT - ROOM 3

6.00 m x 4.40 m

Exposed brick walls. Concrete floors. Original fireplace.



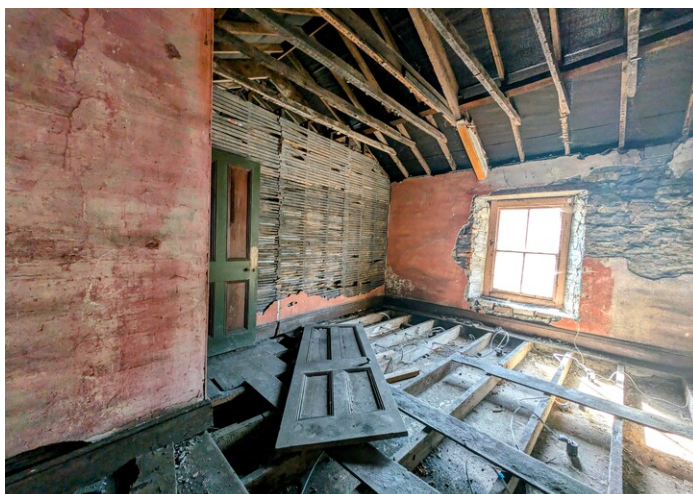
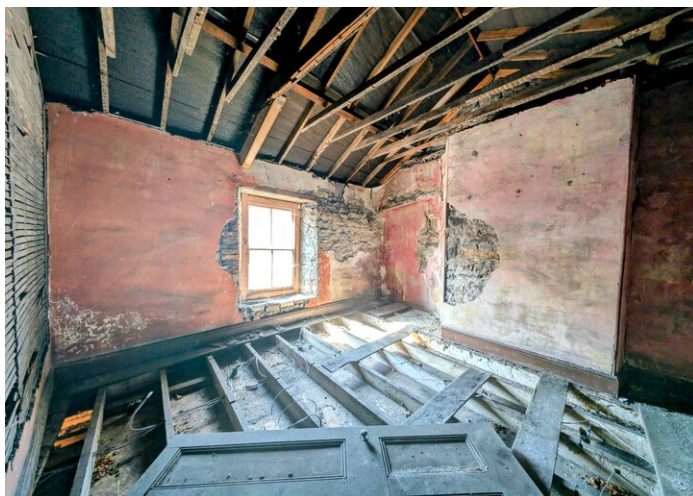
BASEMENT - W/C

3.15 m x 1.07 m

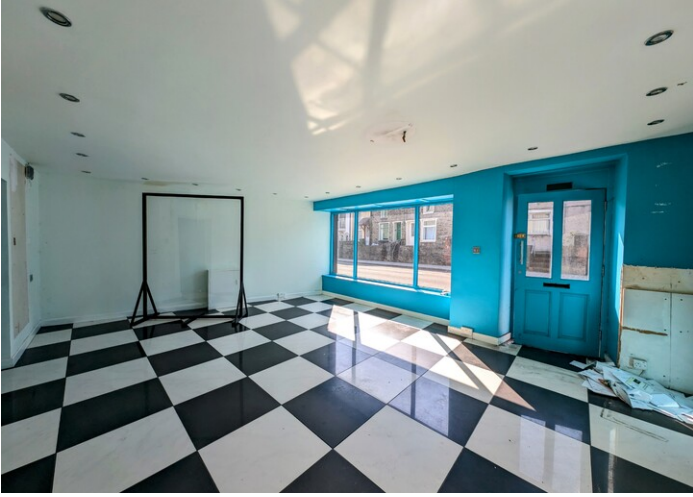
Toilet and hand basin. Concrete flooring and walls. Artex ceiling.

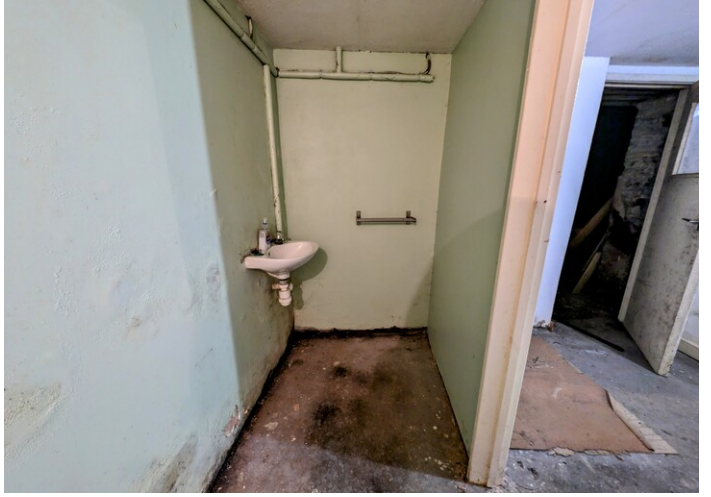
FIRST FLOOR

First floor currently divided into 3 rooms.











EPC

FLOORPLAN

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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