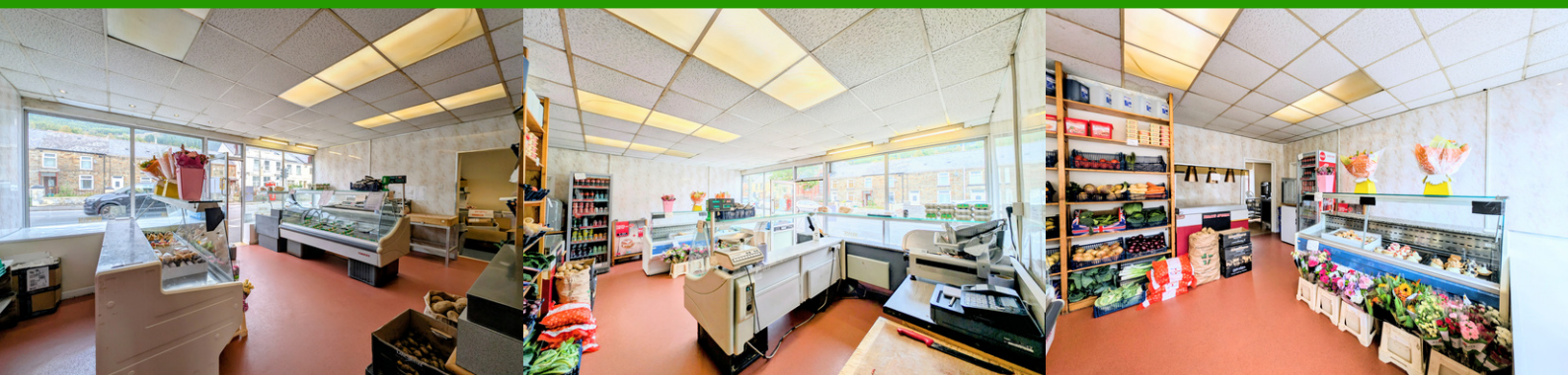




**Bute Street, Treherbert,  
Treorchy. CF42 5PD**

**FOR SALE**  
**£149,000**



- **Mixed-use investment property**
- **Tenanted**
- **Off-road parking to rear**



**3**



**1**



**1**





## **Property Description**

T Samuel Estate Agents are delighted to present this versatile mixed-use commercial and residential property, ideally located on Bute Street, Treherbert.

The ground floor is currently occupied by a long-standing tenant operating a popular local deli, offering an immediate rental income for investors seeking a ready-made opportunity.

Above the commercial unit is a spacious three-bedroom flat, also tenanted, providing an additional steady income stream.

The property further benefits from a basement flat, which is in need of renovation but offers excellent potential to increase rental yield or expand the property's accommodation.

To the rear of the property, there is space for off-road parking, a valuable asset in this convenient central location.

The property offers an attractive 12% yield.

This property presents a fantastic opportunity for investors or developers looking for a multi-income premises with scope to add further value.

## **Shop**

6.15 m x 4.30 m

---

## **Shop Room 1**

4.20 m x 3.50 m

---

## **Shop Room 2**

4.40 m x 3.00 m

---

## **Shop Room 3**

2.00 m x 6.70 m

---

## **Shop WC and storage**

1.90 m x 2.20 m

---

## **Basement room 1**

3.30 m x 4.90 m

---

## **Basement Room 2**

6.90 m x 3.00 m

---

## **Basement Room 3**

2.90 m x 2.90 m

---

## **Basement Room 4**

2.00 m x 7.80 m

---

















Photographs of tenanted flat  
available on request

**01443 476419**

---

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.