



## 8 Commercial Street, Maesteg, CF34 9DF

**£95,000**

### ATTENTION INVESTORS!!

We are pleased to offer For Sale this commercial property in a prime location. Located in the heart of Maesteg Town Centre, surrounded by independent shops as well as national chains and within walking distance of bus and train stations. Being sold with a long term tenant and a FRI lease agreement in place until 2033. (Further details available on request). The property is occupied by a well established Travel Agency.

Currently offering a 6.7% yield (based on £95,000 purchase price, excluding fees) this property offers a fantastic opportunity for any investor looking to venture into the buy to let market, or someone looking to add to an existing portfolio. The first floor is currently unused and offers the potential for an increased yield after refurbishment.

The accommodation briefly comprises a trading area, inner hallway, office, staff area and W.C to the ground Floor. Hallway, W.C and two further rooms to the first floor.

Tenure = Freehold /Flying Freehold (TBC by a legal representative)

EPC = C

## Ground Floor

Trading Area 20'0" x 13'9" (6.1 x 4.2)



Large shopfront window and door to front. Suspended ceiling with inset lights, skimmed walls, fitted carpet, two electric panel radiators, window to office and door to:

### Inner Hallway

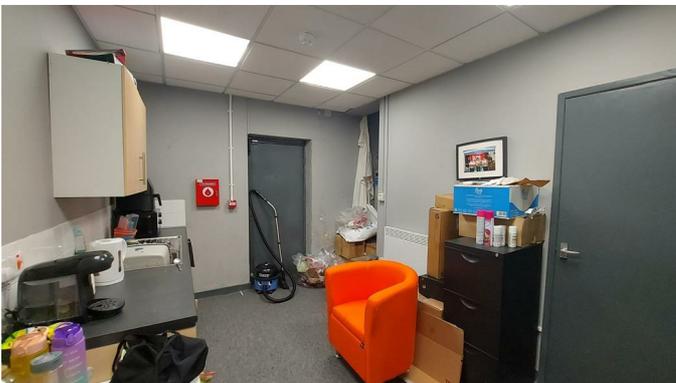
Suspended ceiling with inset lights, skimmed walls, fitted carpet, open to staff area and door to:

Office 9'2" x 7'2" (2.8 x 2.2)



Suspended ceiling with inset lights, tongue and grooved panelled walls, fitted carpet, electric panel radiator and window looking into trading area.

Staff Area 13'5" x 10'5" (4.1 x 3.2)



Suspended ceiling with inset lights, skimmed walls, fitted carpet, electric panel radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer, door to rear, stairs to first floor and door to:

## W.C



Suspended ceiling with inset lights, skimmed walls, fitted carpet and a two piece suite comprising a low level W.C and pedestal wash hand basin.

## First Floor

Room One 17'4" x 10'5" (5.3 x 3.2)



Window to rear (bricked up). In need of refurbishment.

### Hallway

In need of refurbishment.

## W.C



Low level W.C, wall mounted wash hand basin and window to rear

Room Two 21'3" x 15'5" (6.5 x 4.7)

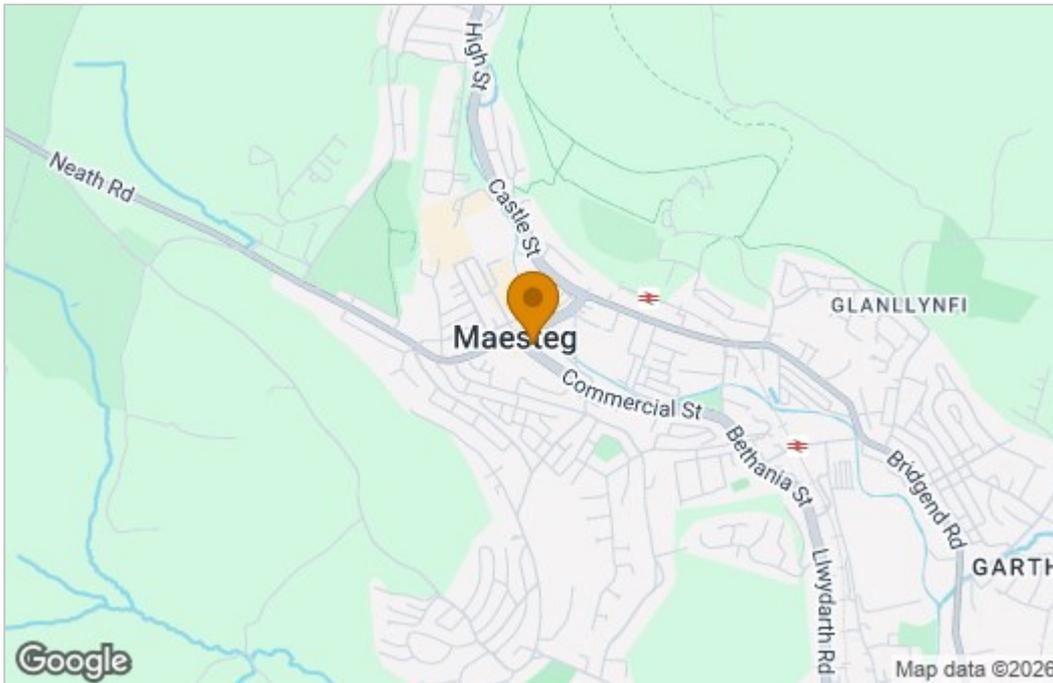


Two windows to front aspect. In need of refurbishment.

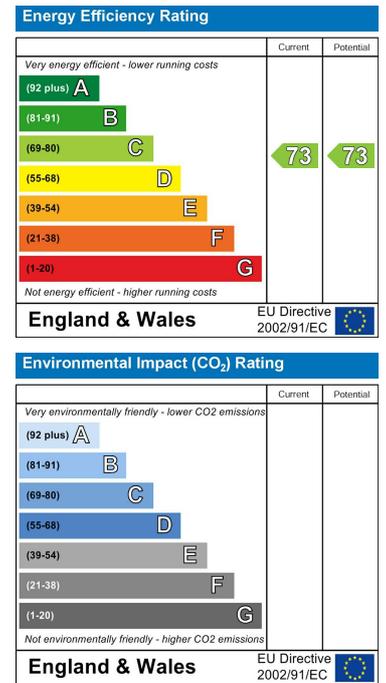
## Floor Plan



## Area Map



## Energy Efficiency Graph



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