



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Duke Street

Aberdare, CF44 7ED

Offers Over £50,000

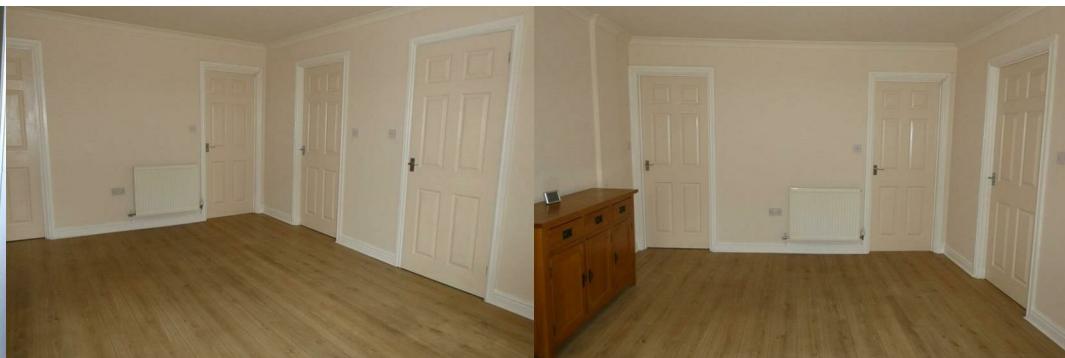


Situated in the heart of Aberdare, this commercial property on Duke Street presents an excellent opportunity for those seeking a versatile space in a bustling town centre. The property boasts a well-appointed office area, complemented by two additional rooms that can be tailored to suit various business needs.

With a reception space that welcomes clients and visitors, the layout is both functional and inviting. The kitchen area provides essential facilities for staff, while the bathroom space ensures convenience for all. Additionally, the property includes a shed for storage, offering ample room for equipment or supplies.

The service charge is of 50% reduction for this commercial space (approx. £50 pcm), making this a reasonable and attractive option for entrepreneurs looking to establish or expand their business in a prime location. The central position of the property means that it benefits from high foot traffic and visibility, essential for any commercial venture.

This property is not just a space; it is a canvas for your business aspirations. Whether you are starting a new venture or seeking a strategic location for your existing business, this commercial space on Duke Street is




## Area Map



## Floor Plans



## Energy Efficiency Graph

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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