

FOR SALE

Investment/Redevelopment Opportunity



39-40 High Street Merthyr Tydfil CF47 8DE

- The property comprises two ground floor terraced retail shops, with upper floor stores & residential flats.
- Approximately 25 miles to the north of Cardiff and Swansea
- Located south of the A465 Heads of the valleys road
- Potential for redevelopment for alternative use (subject to obtaining the appropriate consents)

Location

The property is located in Merthyr Tydfil a substantial town located just to the south of the A465 Heads of the Valleys road approximately 25 miles to the north of Cardiff and Swansea in a secondary retail location at southern end of Merthyr Tydfil's main in town retail area.

Description

The property comprises two terraced retail shops built early 1900 fronting the High Street arranged over, lower ground, ground, first and second floors of traditional construction having brick stone, rendered elevations, under a pitched interlocking cement tiled roof.

The first floor of No 39 High street provides an extensive residential flat over three levels. The upper floors of No 40 provide additional ancillary space for the ground floor retail unit although could be utilised separately.

To the rear of the premises is a now disused bakery, this again is of traditional construction under a steel profile sheeted, pitched roof. The bakery is arranged over ground and first floor levels.

There is a further single storey loading area to the rear of brick block construction under a flat roof. The premises benefits from rear access and loading. There is also a walkway leading from High Street to the bakery at the rear.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	M ²	sq ft
39 High Street		
Ground Sales	761	761
Basement	23.87	257
Floor 1	64.71	697
Floor 2	68.28	735
Total NIA	227.55	2450
40 High Street		
Ground Cafe	55.18	594
Preparation	12.35	133
Store 1	9.10	98
Store 2	2.41	26
Total NIA	79.04	851
No 39 First floor Flat		
First Floor	86	926

Second Floor	93.38	1005
Bakery		
Ground	2,200	204.38
First	2,200	204.38
TOTAL NIA	408.76	4400

Tenure & Terms / Quoting Price

£245,000

Rateable Value

The premises have various rating assessment for the ground and upper floors as well as the council tax entry for the upper floor flat. Interested parties should make their own enquiries with the appropriate authorities.

Lease

The ground floor of 40 High street (café) is occupied and the tenants are in the process of agreeing a new 10 year lease. We can provide further details upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas or Fiona Weaver:

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