

'Investment Opportunity'

West Glamorgan Ref MS 403



Price
Freehold: £365,000

Property: A substantial extended property with mixed commercial and residential use well situated on the high street. The property yields an income of 7% making it ideal for investment buy to let or would suit owner's use of the café with additional income from rent.

The property comprises of:
Ground floor café with A3 use
Two bedroomed flat over
Three retail units
Ground floor two bedroomed flat
Car park for 6 vehicles
Detached building used as storage/office.

The café is leased with one year remaining. The café holds an A3 license and is suitable for other cuisines uses. All other leases are short term renewable leases.

Location: The property occupies a corner plot on the High Street of this large village amongst other commercial and retail properties.

Financial Details:

Annual Income: £25,980 from rental income yielding 7%

Premises:

The property details are as follows:

Café with dining area, trade kitchen, staff toilets and large storage room. Stairs lead up to a spacious 2 bed roomed flat with lounge, kitchen and bathroom. Further stairs lead up to a large attic that could be converted for further use. The flat could also be made self contained if required.

3 No lock-up shop units all with staff toilets and storage room

To the rear there is a spacious 2 bed roomed self contained ground flat with lounge/kitchen and 2 bathrooms

Also to the rear there is a 6 vehicle car park and detached brick building used as a stores/office.

Tenure:

Freehold

Retail Units



Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Rear 2 bed flat



Detached Stores/Office Building

