



**Gelliwastad Road, Pontypridd, , CF37 2BW**

**£140,000**



- No Onward Chain
- Combi Boiler
- Off-Road Parking
- Investment Opportunity
- Sought After Location
- Fantastic Yield
- Excellent Rental Income
- Close To Local Amenities
- EPC Rating TBC

# Description...

James Douglas are delighted to welcome this two storey terrace building that is currently being advertised for let at £12,000 per annum and being sold with vacant possession. In brief terms the accommodation comprises an entrance porch, hallway, office one, office two, break room, kitchen and WC on the ground floor. The first floor includes offices three and four. Set in the ever popular area of Pontypridd town centre. Mains gas fired central heating and UPVC double glazed pretty much throughout. Off-road parking for one car to the front. East facing enclosed rear garden space with outdoor WC. EPC E.

**\*\*NO ONWARD CHAIN\*\***

**\*\*COMBI BOILER\*\***

**\*\*BEING ADVERTISED AT £12,000 PER ANNUM\*\*8.57% YIELD\*\***

**\*\*3D WALK THROUGH AVAILABLE\*\***

The property may be suitable for use as a hairdressers, beauticians, office space or café. Subject to the relevant planning consent there may also be potential for conversion into residential accommodation.

Located on Gelliwastad Road, one of the main thoroughfares through Pontypridd and into the town centre. The property is situated amongst a number of residential and commercial properties, including an osteopathic clinic, legal practice and funeral care.

A three minute walk from Pontypridd bus station, and a 10 minute walk from the train station this property is ideally located for commuters.

Services:

The property benefits from gas, water and electricity (not tested).

Business Rates:

We have been advised that this property is not listed on the ratings register.

Additional Information

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Tenure: Freehold

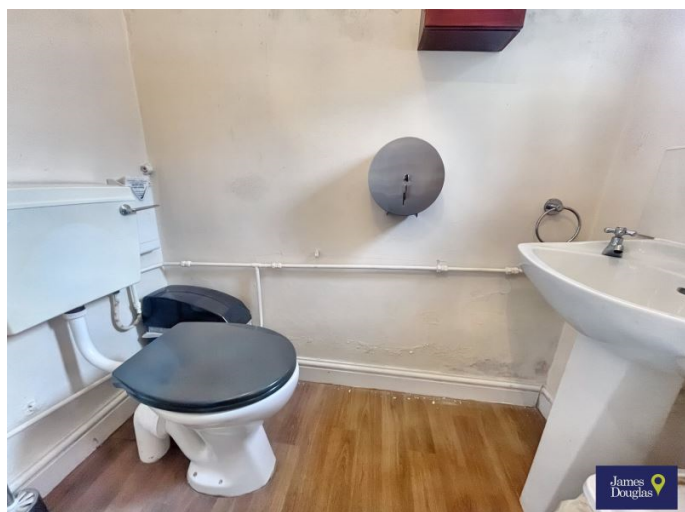
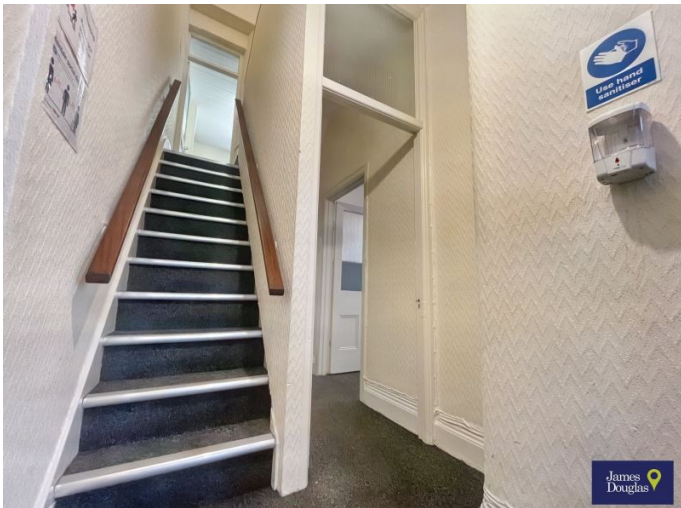
EPC: E

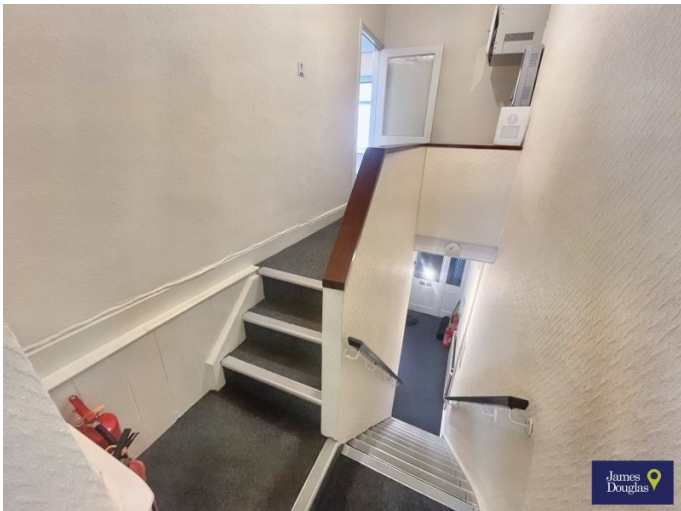
Council Tax Band: N/A

Use Class Order: TBC

# Accommodation...

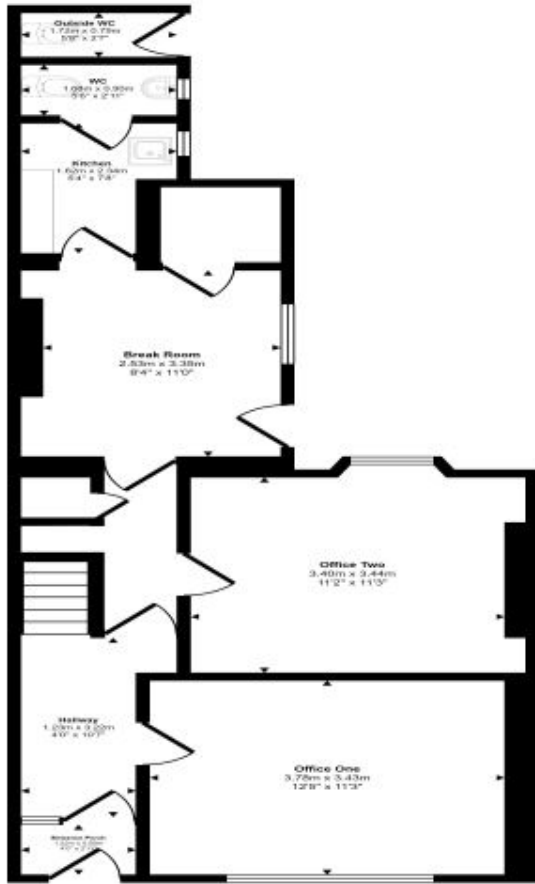
- Entrance Porch
- Hallway
- Office One
- Office Two
- Break Room
- Kitchen
- WC
- Landing
- Office Three
- Office Four
- Outside
- Directions



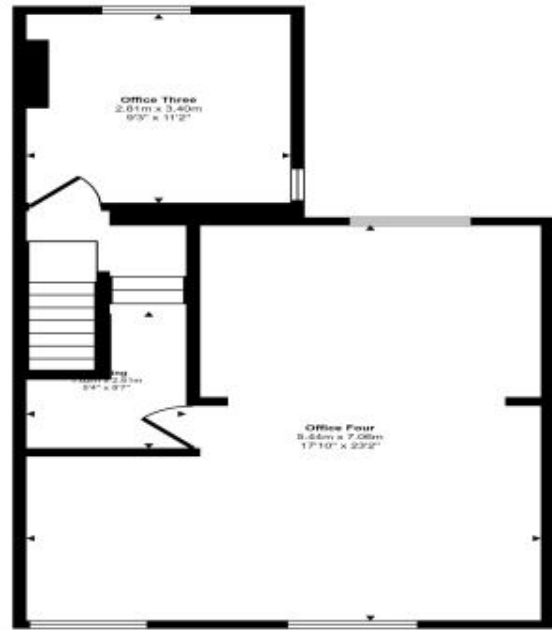


# Floorplan

Approx Gross Internal Area  
108 sq m / 1165 sq ft



Ground Floor  
Approx 59 sq m / 634 sq ft



First Floor  
Approx 49 sq m / 532 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		