

propertyplus

for sale

Commercial (Office) - Porth

£249,950

Property Reference: PP9058



Due to expansion, we offer for sale this substantial sized light engineering workshop with storage and private off-road parking.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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Due to expansion, we offer for sale this substantial sized light engineering workshop with storage and private off-road parking. It is understood the building and storage were originally used as a garage for both mechanical repairs and paint spraying, however currently it is utilised as a memorial stone mason's workshop. The property will be sold with all internal machinery etc removed but offers excellent potential for development for many aspects of industry. It is situated in a convenient location offering easy access by road, rail or bus. Situated to the rear of Aberrhondda Road in Porth. For further details please contact our office.

Parking area for four+ vehicles, roller shutter doors to an enclosed area ideal for storage, further roller shutter doors allowing access to initial building and UPVC double-glazed door.

Building (approx. 15.65 x 13.5m)

This is currently sectioned and must be viewed internally to be fully appreciated. It has vast opportunities. Currently being utilised as a memorial stone mason's yard with ample electric power and light, concrete block-built internal walls separating the departments, however easy to remove, water tap connections, WC facilities, additional roller shutter doors internally allowing access to separate areas, staircase allowing access to loft storage, fire escape, further roller shutter doors allowing access to additional garage space.

Additional Garage Space (7.70 x 9.71m)

Supplied with electric power and light, concrete flooring, double roller shutter doors to side allowing excellent lane access, further door allowing access to storage area.

Storage Area (5.95 x 6.73m not including depth of recesses)





Bi-folding timber doors allowing access to private yard area.

Private Yard (10.35 x 10.93m)

Laid to tarmac with timber boundary fencing, double steel doors allowing access to lane entrance.



Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.