

## For sale

15 Talbot Street, Maesteg, CF34 9BW

For further information  
please contact:

**Jodie Al-Khafaji**

T: 02920 248912

E: Jodie.Al-Khafaji@avisonyoung.com

**Daniel Davies**

T: 02920 248923

E: Daniel.Davies@avisonyoung.com

### Location

Maesteg is a small former mining town within the county borough of Bridgend and located approximately 7 miles north of Junction 36 of the M4 motorway. The town lies at the northernmost end of the Llynfi Valley in the heart of the South Wales coalfield. The town has become a residential/dormitory area for the Port Talbot, Bridgend and Cardiff Journey to work areas. The immediate area is predominantly commercial. The property fronts Talbot Street and occupies a secondary retailing pitch with the prime retailing area being situated to the south of Talbot Street close to its junction with Commercial Street. Nearby occupiers include Lloyds TSB, HSBC, Greggs and local A3 takeaways.



### Description

The property comprises a three storey mid terraced building of solid brick construction with a pitched slate roof.

Internally, the ground floor is fitted out as a banking hall with carpet tiled coverings, painted and plastered walls, wall mounted air conditioning units and a suspended ceiling with recessed fluorescent lighting. The rear ground and upper floors of the mid terrace comprise of staff ancillary area with timber floors with carpet tile coverings, plastered walls and ceilings incorporating strip lighting. The property is heated by means of gas fired central heating with hot water radiators. The second floor is in a poor state of repair.

### Tenure

Freehold

### Price

Offers in excess of £130,000

### Business rates

We understand that the property is assessed as follows:

**Rateable value:** £9,400

**UBR (2018/19):** £0.514

**Rates Payable:** £4,831.60

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

A certificate can be made available upon request.

### Accommodation

Ground floor:	104 sq m	1,119 sq ft
First Floor:	68.10 sq m	733 sq ft
Second Floor:	63.80 sq m	686 sq ft
<b>Total:</b>	<b>235.90 sq m</b>	<b>2,538 sq ft</b>