

# Barbara Rees

*Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.*

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

[www.barbararees.com](http://www.barbararees.com)

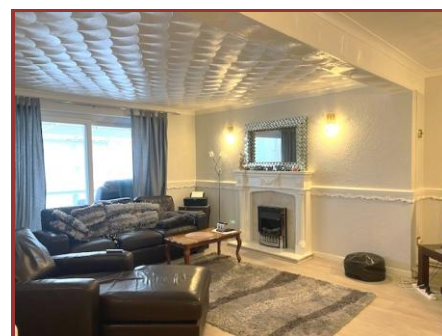
E - mail: [tonypandy@barbararees.com](mailto:tonypandy@barbararees.com)

BR3945TP/1124

## **FOR SALE FREEHOLD OR ON LEASE SUB POST OFFICE WITH LIVING ACCOMODATION ASKING PRICE £129,950 (Freehold) £10,000 (Ingoing) & £10,200 P/A RENT (On Lease)**



**MAIN FEATURES**  
**LONG & WELL ESTABLISHED**  
**SUB POST OFFICE & RETAIL SHOP**  
**PLUS SPACIOUS LIVING ACCOMMODATION**  
**WITH EXTENSIVE REAR FACING VIEWS**  
**MAIN ROAD VILLAGE LOCATION & EASY TO**  
**RUN VIA A HUSBAND & WIFE TEAM PLUS**  
**HUGE POTENTIAL FOR DEVELOPMENT**  
**& GROWTH VIA THE POSSIBLE ACQUISITION**  
**OF AN ADJOINING PROPERTY**  
**FREEHOLD SALE AS A GOING CONCERN**  
**OR FOR SALE ON LEASE**



### *Notice To Prospective Purchasers*

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Barbara Rees is a trading style of Barbara Rees Ltd.  
Registered in Wales No 4373054  
Registered Office 103 Dunraven Street, Tonypandy CF40 1AR



BR3945TP

## TREBANOG SUB POST OFFICE WITH LIVING ACCOMMODATION CF39 9DU

**DESCRIPTION LOCATION & DIRECTIONS;** On the instructions of the long serving and retiring proprietor, Barbara Rees Commercial is pleased to offer for sale, as a going concern, this well established, freehold, sub post office with spacious living accommodation.

Situated in an unopposed but densely populated village ( main road ) location in the Rhondda Valley, the local community relies on the PO for its essential banking and counter services and there is huge potential to grow the business, via the possible acquisition of the seller's adjoining property, thus expanding the presently small, retail side of the business, whilst still retaining the current PO and Salary along with counter sales.

Trebanog is located on the A4233 approximately six miles from J34 M4 & Talbot Green, Porth and Tonypany are the nearest principle towns, Pontypridd is approximately four miles to the South East, see the map inlay below for local directions.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via our Tonypany office. Please do not make any direct approaches to the property or staff therein, as this will simply be met with referral back to Barbara Rees Commercial.

**PROPERTY DETAILS;** Pavement fronted, two storey mid terrace / brick stone / solid masonry construction, beneath an interlocking pitched concrete tile roof to include a ground floor shop and secure post office counter, rear ground floor and upper parts living accommodation.

### INTERNAL AREAS;

| Floor             | Area Sq Mt | Area Sq Ft | Description / Notes  |
|-------------------|------------|------------|--|
| Ground            | 22.54      | 242.63     | Secure Post Office counter, small retail area, staff wc, access to the residential parts **  |
| Ground Floor rear | See below  | See below  | Residential parts accessed only via the Post Office Shop Area **   |
| Lounge diner      | 23.65      | 254.64     | Living area / access to the kitchen & conservatory   |
| Conservatory      | 8.58       | 92.46      | Single glazed conservatory with access to the rear patio   |
| Kitchen           | 11.89      | 128        | Fitted kitchen units, small storage area & rear lobby, access to the first floor and main point of entry / egress to / from the residential parts via the Post Office / Retail Shop Customer Area**. |
| Bathroom          | -          | -          | Bath with a shower above, wc & wash hand basin   |
| First floor       | -          | -          | Stairs and landing with access to both bedrooms  |
| Bedroom 1         | 11.37      | 122.4      | Two front facing windows   |
| Bedroom 2         | 11.49      | 123.69     | En suite wc Front / Rear facing windows  |
| Exterior          | -          | -          | Rear garden & patio with panoramic views over the surrounding vale   |

**USER;** Believed to fall within use class A1 / A2 / C3 (1987 planning act Wales use class orders as amended).

**RATES;** RV = £ 2,325 (2023 rating list), 100% SBRR applies.

**COUNCIL TAX;** Band A.

**ENERGY RATNG;** Current D = 66, Potential B = 66.

**FINANCIAL INFORMATION;** Available in confidence from Barbara Rees Commercial.

**ASKING PRICE - FREEHOLD;** £129,950 for the freehold property fixtures and fittings and business goodwill (the sale is subject to PO Ltd approval of the applicant who will be postmaster / postmistress).

**ASKING PRICE - LEASE;** £10,000 (ingoinng premium) & £10,200 P/A sale on lease (term of lease to be agreed).

**ADDITIONAL PROPERTY;** The adjoining property is owned by the seller who will, subject to negotiation and agreement consider its disposal, to the buyer of the Post Office property, please speak to Barbara Rees Commercial in this regard.

**GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoinng tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services, alarm and cctv systems and gch, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors.

**COMMERCIAL MORTGAGE / BUSINESS LOAN;** Available subject to status, please ask for an appointment with our independent financial advisor.



## PHOTO GALLERY

