

B3535TP/1026

FOR SALE FREEHOLD INVESTMENT 86 BUTE STREET TREORCHY ASKING PRICE £ 135,000



MAIN FEATURES

PRIME HIGH STREET LOCATION RETAIL USER

GROUND FLOOR 62.15 Sq Mt (669 Sq Ft)

UPPER PARTS 20.25 Sq Mt (218 Sq Ft)

CURRENTLY LET & INCOME PRODUCING

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.

BR3535TP

86 BUTE STREET TREORCHY RHONDDA CF42 6AH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this prime, high street, freehold investment, comprising a modern retail shop and successfully trading Tenant, who wishes to remain in occupation for the long term.

Bute Street is the main retail centre, within the popular and award winning Rhondda town of Treorchy.

The town centre and main high street, has almost full occupancy and is represented by a healthy mix of national retailers including Iceland, Superdrug and Greggs, a nearby Co-Op store, several local business's, offices, food and leisure outlets along with a branch of the Principality BS.

Treorchy lies on the A4058, being one of Rhondda's three principle shopping towns, see the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office. Please respect the Tenant's privacy and business interests and do not make any direct approach to the current Tenant or any un-appointed visits to the property.

GROSS FRONTAGE; 4.41m (14'6") modern double glazed display window shop front.

GROUND FLOOR; 62.15 sq mt (669 sq ft) comprising retail sales office storage and a kitchenette / staff room.

FIRST FLOOR; 20.25 sq mt (218 sq ft) office, storage space, rear exit.

EXTERIOR; Enclosed rear yard / garden rear lane access.

USER; Believed to fall within use class A1 Retail (1987 planning act use class orders Wales as amended).

RATES; RV = £ 5,400, extract from the 2026 Rating List, Local Authority Rhondda Cynon Taff (SBRR currently applies).

EPC RATING;- C = 61.

LEASE; FRI terms and the Tenant renewed the lease for a further period of six years from 01st February 2026, at an annual rent of £9,841, rising to £10,825 in years four to six.

ASKING PRICE; £ 135,000. (The property is sold subject to the exiting lease / tenancy, with the benefit of the current rental income).

COSTS; Each party to be responsible for their own costs.

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 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 although this and the adequacy and condition of any services / equipment / fixtures and fittings, should be confirmed by the prospective purchaser or via the acting solicitors. We are given to understand the property is vat elected, however, the sale should qualify as a TOGC and vat will not be charged on the sale, subject to compliance with HMRC's TOGC rules.

