



SITUATION

Located in the town centre close to the junction with Commercial Street and Llynfi Road, adjacent to **Specsavers**, close to **Greggs**, **Nisa Local**, **Domino's Pizza**, **Savers** and a variety of independent traders. Maesteg is an industrial town located approx. 6 miles east of Port Talbot and 13 miles east of Swansea, enjoying easy access via the A4603 to the M4 (Junction 40).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. Each flat benefits from independent gas central heating and the property includes a **Rear Garden** with a brick shed.

Refer to the Auctioneers for the floor plans of the property.

VAT is NOT applicable to this Lot

FREEHOLD



£29,540 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Landsmiths
Tel: 0333 023 2250 Ref: Alison James-Moore
Email: alison@landsmiths.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'0" Internal Width 22'9" Built Depth 59'2" Area Approx. 1,197 sq ft ¹	Sportsworld Limited t/a Card Factory (T/O for Y/E 31/01/2024 £483.3m, Pre-Tax Profit £68.6m and Shareholders' Funds £163.4m) (Part of Card Factory Plc who trade from over 1,000 branches)	5 years from 19th December 2023 (in occupation for over 15 years)	£13,400	IRI Tenant's Break December 2026
Part First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (Area Approx. 678 sq ft ²)	Individual	1 year from 28th February 2025 (renewal of an existing AST)	£7,740	AST. £700 Rent Deposit held.
Part First & Second Floor Flat	3 Bedrooms, Living Room/Kitchen, Bathroom/WC (Area Approx. 914 sq ft ²)	Individual	1 year from 28th February 2025 (renewal of an existing AST)	£8,400	AST. £750 Rent Deposit held.
				Total: £29,540	

¹Not inspected by Barnett Ross. Area taken from VOA.
²Not inspected by Barnett Ross. Area taken from EPC.