



## MIXED USE INVESTMENT FOR SALE

74 TYLACELYN ROAD  
PENYGRAIG  
TONYPANDY  
CF40 1LA

- Mixed use commercial and residential investment currently producing an income of £13,200 per annum exclusive
- Attractive Net Initial Yield (NIY) of 9.9% (based on purchaser costs of 2.75%)
- Property comprises 1 No. GF retail unit and 2 No. self contained flats
- Located on a busy thoroughfare within the village of Penygraig
- EPC Bands: GF Band C (62), FF Band D (60), SF Band D (58)

**PRICE - £129,950 EXCLUSIVE**

BRINSONS COMMERCIAL

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is located a short distance to the south of Tonypany town centre which is one of the principle towns in the South Wales valleys located approximately 17 miles north of Cardiff and 5 miles north west of Pontypridd.

The property itself is situated in a prominent position on Tylacelyn Road in a predominantly mixed use area close to all local amenities.

## DESCRIPTION

The property comprises a large attractive semi-detached mixed-use property which provides accommodation over 3 floors.

The ground floor provides a self-contained retail unit fitted out for its current use as a barber shop. The unit benefits from a prominent shop front and WC facility.

The first and second floor provide 2 No. self contained flats currently let on AST agreements. The flats have not been inspected internally for the purpose of marketing.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Ground Floor Retail unit - 737 sq ft (68.5 sq m)  
First & Second floor flats – Unmeasured.

## TENURE

The property is available to purchase on a freehold basis subject to the existing tenancies.

## TENANCY SCHEDULE

### 74

Ground floor shop currently let on a rolling licence agreement at £450 per calendar month.

### 74b

First floor flat which is currently let on a shorthold assured tenancy at a rental of £325 per calendar month.

### 74a

Second floor flat which is currently let on a shorthold assured tenancy at a rental of £325 per calendar month.

## SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## PRICE

£129,950 exclusive.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £4,200  
Uniform Business Rate 2020/21: 53.5  
Gross Rates Payable: £2,247.00

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## COUNCIL TAX

First Floor Flat – Band A  
Second Floor Flat – Band A

## VAT

Where applicable.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

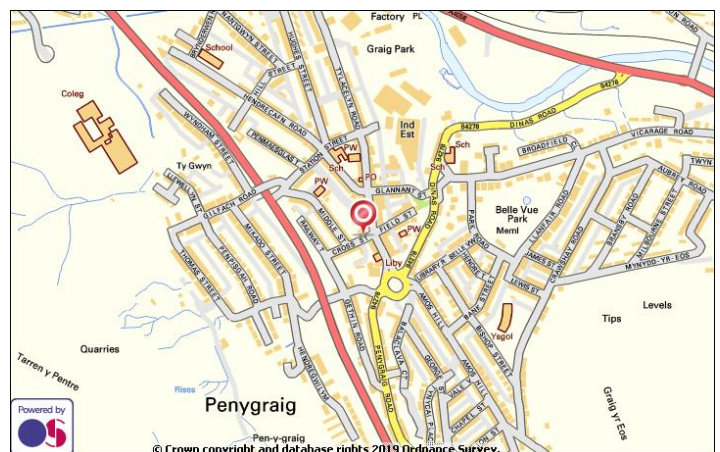
Brinsons, Eastgate  
Market Street  
Caerphilly  
CF83 1NX

Tel: 02920 867711

Dan Jones - daniel.jones@brinsons.co.uk  
Beverly Williams - beverly.williams@brinsons.co.uk

## SUBJECT TO CONTRACT AND AVAILABILITY

NOV19/1778



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

## BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711  
E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

Residential  
Agricultural  
Commercial

Also at:  
67 High Street, Cowbridge, Vale of Glamorgan CF71 7AF  
T. 01446 771777