

# Town Centre Investment Opportunity

# MERTHYR TYDFIL

For **SALE** or **LEASE** as one Unit



- Fully Refurbished Development

- Town Centre Location

- 2 Commercial Premises (At Usage)

- Private Car Parking

- 2 Residential Premises

- Adjacent to 2 Primary Schools, Busy Health Centre & Police Headquarters

## LOCATION

The property is located on the corner of Swan Street and Merthyr Tydfil High Street. The local police headquarters and Hollies Health Centre are located opposite the premises whilst 2 primary schools can be found adjacent to the property. A number of commercial businesses also operate within surrounding buildings.

## DESCRIPTION

The property has recently been fully refurbished and now incorporates four segregated units. Two units are residential and two are suited for commercial usage. Both residential units include two bedrooms whilst the commercial units benefit from A1 usage consent.

**The approximate areas and dimensions of the proposed floor areas are as follows:-**  
**Ground Floor**

**Commercial premises 1 : 90M2**

**Commercial premises 2 : 99.2M2**

**First Floor**

**Flat 1 : 80M2 – Lounge, Kitchen, Bathroom, Two Bedrooms, Store Rooms**

**Flat 2 : 75M2 - Lounge, Kitchen, Bathroom, Two Bedrooms, Store Rooms**

**TOTAL FLOOR AREA : 344.2M2**

## CAR PARKING

A secure car parking space is available for each of the four units.

## RATES

Interested parties should make their own enquiries regarding rates.

## VIEWING

Interested parties should contact **07996283309** or **07980749012** in order to arrange a viewing.