



Picton House,

Swan Street, Merthyr Tydfil, CF47 8EU

FREEHOLD - FOR SALE

MIXED USE INVESTMENT

- + Residential and commercial
- + Prime location
- + Income producing

029 2081 1581

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LOCATION

The property is located in Merthyr Tydfil town centre approximately 23 miles north of Wales' capital, Cardiff. Merthyr Tydfil is a historic mining town with a population of approximately 65,000. It is the country's fourth largest urban area by population.

The town has good public transport links with the A470 dual carriageway from the south and the A465 Heads of the Valleys Road running from east to west just north of Merthyr Tydfil. The area is served by a number of bus routes across the South Wales Valleys and Merthyr Tydfil train station is within a 5 minute walk. The new central bus station will be located on Swan Street within 150 yards of the property.

Picton House is located close to the cross roads of Swan Street, High Street and Masonic Street. Notable occupiers in close proximity include Papa Johns, The Salvation Army and Merthyr Tydfil College.

DESCRIPTION

The available property was historically a former public house that has undergone a comprehensive refurbishment approximately 10 years ago. It consists of two self contained flats at first floor level along with two self contained ground floor retail units. Unit 2 was sold in October 2014 on a 999 year leasehold basis.

ACCOMMODATION**Retail**

Address	ft ²	m ²	Use
Unit 1	887	82.39	A2
Unit 2	Sold in October 2014 999 year leasehold		

TENURE

The property is held freehold.

EPC

To be assessed.

PRICE

£215,000 for the freehold interest.

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2017

Residential

Address	ft ²	m ²	Beds
Flat 1	861	80	2
Flat 2	807	75	2

TENANCY SCHEDULE**Retail**

Address	Tenant	Passing rent	Lease Term	Lease expiry	1954 PII	Car Parking
Unit 1	East Lancashire Moneyline (IPS) Ltd	£10,000 pa	5 years	2017	Outside	2 spaces

A new 3 lease at the passing rent has been agreed to run from the existing lease expiry on 23rd August 2017.

Residential

Address	Tenant	Passing Rent	Lease	Car Parking
Flat 1	VACANT			1 space
Flat 2		£4,680 pa	AST from 1st May 2011	1 space

A new assured shorthold tenancy has been agreed for flat 1 at £450 per calendar month - £5,400 per annum

Total passing rent - £14,680 pa

Future rent as of August 2017 - £20,080 pa

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