



GROVE HOUSE, 21-25 TALBOT ROAD TALBOT GREEN CF72 8AD

Grove House, 21-25 Talbot Road, TALBOT GREEN CF72 8AD

COMMERCIAL OFFICE unit AVAILABLE FOR SALE or TO LET - potential for alternative uses

Well presented professional offices arranged over two floors - **2,427 sq ft (225.52 sq m)**

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050



LOCATION

Talbot Green is in a strategic location with dual carriageway access to the M4 at Junction 34 and also with good road connections to the Rhondda Valleys and the Vale of Glamorgan. The town has a population of approximately 3,291 (2011 Census) and serves the needs of a larger surrounding catchment area with multiple supermarkets and retail parks nearby as well as local services such as schools, hospital, surgeries and business parks.

Talbot Road is the main commercial street through the centre of Talbot Green and is an ideal location for commercial uses and professional services. There is also a wide range of restaurant uses located on Talbot Road as well as independent and multiple retailers.

DESCRIPTION

The property is arranged over two floors and provides individual offices and a large reception area on the ground floor. The building is of traditional masonry construction with attractive stone elevations to the front under a pitched slate roof. Windows are mainly timber framed, double glazed units.

To the rear there is an open area comprising paved yard and a raised grassed area.

Internally, the offices have mainly solid ceilings with the main reception having suspended ceiling tiles, carpet tiled floor covering and a feature central staircase providing access to the first floor.

Windows to the front are timber framed double glazed casements, other windows are a mixture of timber casement and sash, with some uPVC units.

There is a rear spiral staircase to the exterior.

The property may have potential for a range of other commercial uses including retail or restaurant, subject to planning.

Interested parties are advised to satisfy themselves as to the suitability for their proposed use.

SERVICES

Mains electricity, gas, water and drainage are connected. Heating is provided by a gas fired central heating boiler with wall mounted radiators. There are also several wall mounted air conditioning units installed.

FLOOR AREAS

The property has a net internal floor area of approximately **2,427 sq ft (225.52 sq m)** made up as follows:

Ground Floor - 1,162 sq ft (107.99 sq m)

First Floor - 1,265 sq ft (117.53 sq m)

TERMS

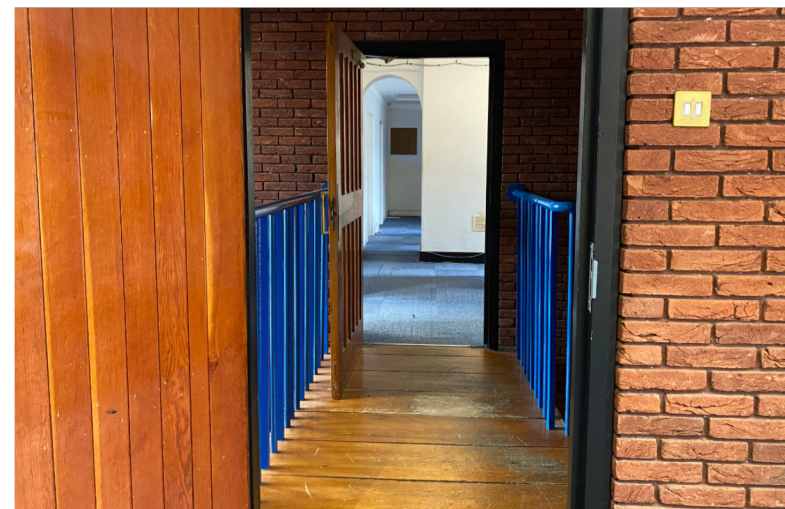
The property is available for sale or to let.

The freehold interest in the property is offered for sale at an asking price of £400,000.

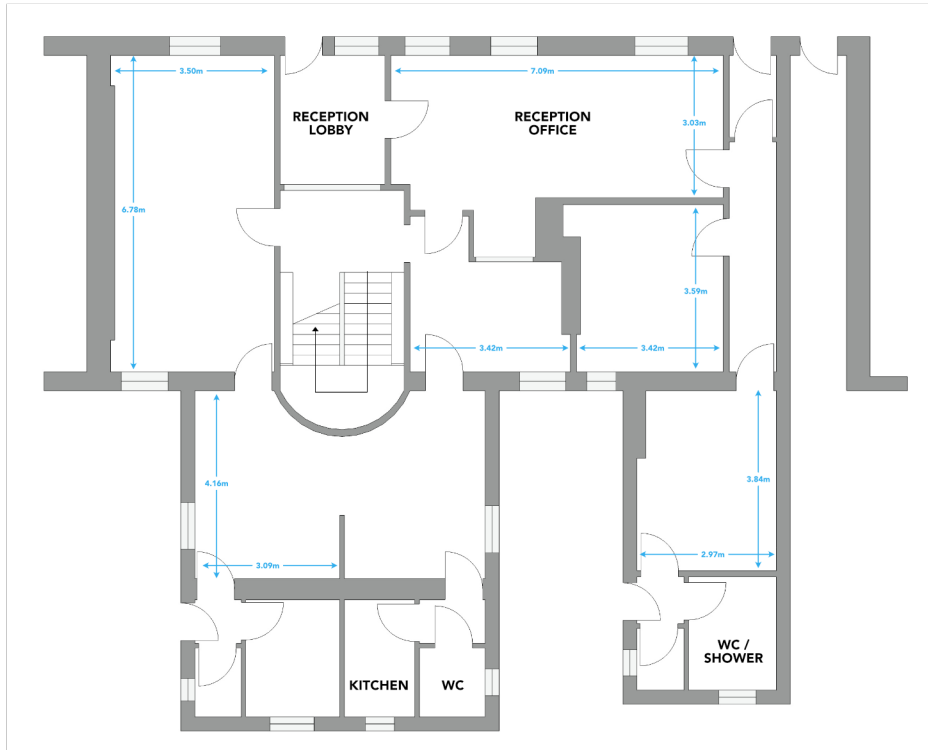
Lease term by negotiation on full repairing and insuring basis at a rental of £30,000 per annum.

VAT

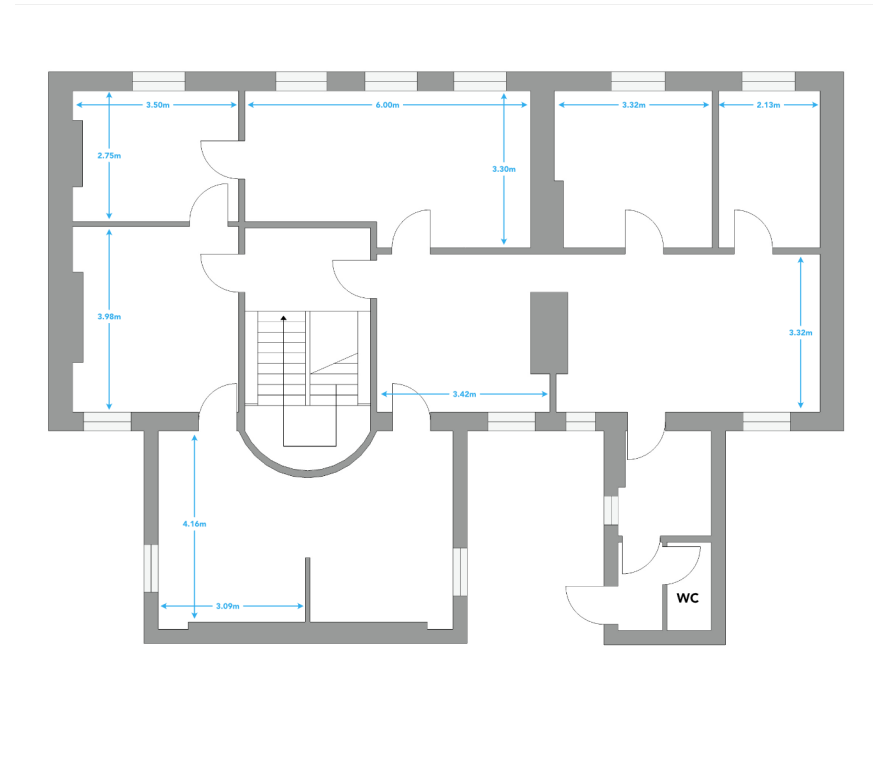
No VAT is applicable to the purchase price or rental.



FLOOR PLANS



GROUND



FIRST

NB. FLOOR PLANS AND DIMENSIONS FOR INDICATIVE PURPOSES ONLY



BUSINESS RATES

The property has a Rateable Value of £16,750 in the 2023 Rating List.

EPC

EPC Rating "E". Full certificate can be provided on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 029 2125 0050
E. sh@stuarthogg.com

