



LOT 44
FREEHOLD TOWN CENTRE RETAIL PREMISES
141 COMMERCIAL STREET, MAESTEG,
BRIDGEND, MID GLAMORGAN, CF34 9DW



A vacant two storey retail unit with full width glazed display frontage to the ground floor (last used to operate a Butcher's shop) within this well represented area of the established retail centre of Maesteg. The elevations are of rendered finish beneath both pitched and flat roof coverings.

Accommodation:

GF. Retail area, preparation area, two store rooms, kitchen, office.

FF. **Front:**

Accessed via a ladder (previously staircase) partially divided into three rooms.

Rear:

Accessed from rear internal stairwell leading to landing, staff room, kitchen/dining room, inner hallway to two w/cs.

Tenure: Freehold

Viewing: Joint Auctioneers Ferriers Estate Agents, Maesteg (01656) 733291

GUIDE PRICE: £48,000+



LOT 45
PARCELS OF LAND
NORTH & SOUTH OF GRAIG ROAD,
GODRERGRAIG, WEST GLAMORGAN TOTALLING
APPROXIMATELY 3.7 ACRES



Parcels of land extending to approximately 3.72 acres/1.525 hectares or thereabouts, advised to comprise 8 plots of varying size, shape and topography situated in the Graig Road area of the village. The land may be suitable for development (subject to necessary consents).

Tenancies: We are advised that part of the land is subject to a 99 year lease in favour of Neath Porth Talbot Country Borough Council from 29/06/1914 at a ground rent of £1.87 per annum.

Tenure: Freehold

Viewing: Open for inspection

Further information: Auctioneers Office, Seel & Co Ltd (029) 2037 0117

GUIDE PRICE: £5,000+