



## The Strand Perrott Street

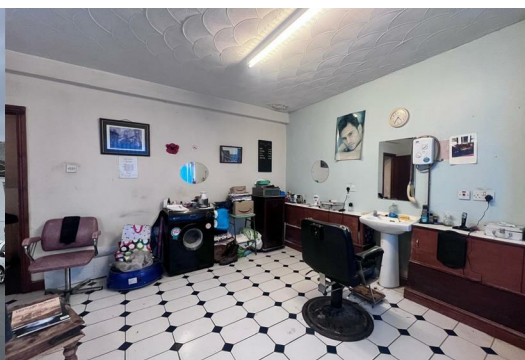
Treharris, CF46 5ER



1597.00 sq ft

Asking Price £179,950

A two storey mixed use property comprising of a barbers shop and 3 bedroom house with garden. The property is located on the corner of Perrott Street and Thomas Street and is ideal for a live-work environment.



## Location

The property is located on the corner of Perrott Street and Thomas Street within the town of Treharris in the south of Merthyr Tydfil County Borough. The area is a mixture of residential and commercial with Treharris fire station and South Wales Police nearby along with local football ground, cafe, tattooist and fish and chip shop.

Local towns are Trelewis and Edwardsville with Cardiff Road giving access to A470 running north to Merthyr Tydfil and south towards Pontypridd. Treharris is served by Quakers Yard railway station, on the Merthyr Line between Cardiff Central and Merthyr Tydfil.

## Accommodation

### Ground Floor

Consisting of a Barbers shop : 228 sq ft (21.2 sq m), Lounge / Diner and Kitchen.

### First Floor

Comprising 3 bedrooms and a bathroom.

### Outside

Garden to the rear.

Total sq ft approximately 1,597 sq ft approximately (measured via digital mapping)

## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value from 1st April 2026 is £1,775. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

The residential element is Council Tax B under Merthyr Tydfil local authority.

## Tenure - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating is TBC

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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