



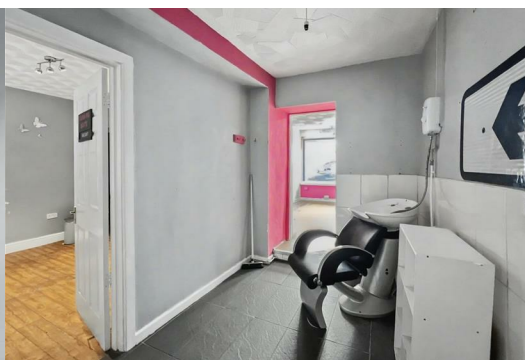
88 High Street

Caeharris, Merthyr Tydfil, CF48 3HB

875.00 sq ft

Asking Price £135,000

A two storey mixed use property comprising a ground floor retail unit (former hair salon) and separate first floor flat. The property benefits from a parking space to the rear.



Location

The property is located on High Street, Caeharris within Merthyr Tydfil. The area has a mixture of residential and commercial, with local amenities including Dowlais Infant & Primary school, a Fish and chip shop, Indian restaurant / takeaway, Hotels, Pubs and Dowlais Rugby Club. The A465 (Heads of Valleys Road) is less than a mile away with Asda Superstore, B&M and Dunelm. The A465 runs between Pant-y-waun and Cefn-coed-y-cymmer and has a junction with A4060 leading to Pentrebach.

Merthyr Tydfil is the main town in Merthyr Tydfil County Borough, approx 23 miles north of Cardiff.

Accommodation

Ground Floor

Retail : 183 sq ft (17.00 sq m)

Wash Room : 54 sq ft (5.02 sq m)

Tanning Room : 111 sq ft (10.31 sq m)

Kitchen : 91 sq ft (8.45 sq m)

W.C. : 39 sq ft (3.62 sq m)

First Floor

Lounge / Kitchen : 226 sq ft (21.00 sq m)

Bedroom : max 107 sq ft (9.94 sq m)

Bathroom : 64 sq ft (5.94 sq m)

Total : 875 sq ft (81.28 sq m)

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 £3,700. 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 council tax band for the flat is A under local authority Merthyr Tydfil.

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 - Telephone 01782 212201.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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