



# KEY

EXECUTIVE

SALES

**Guide Price £440,000 , Mary Street, Porthcawl CF36 3YL**



- Freehold Investment Property
- Parking for Four Vehicles at Rear
- Ground Floor Commercial Lease
- Investment Opportunity
- Seaside and Town Location
- Four Fully Let Residential Units Above Commercial
- Gross income £34760.00 pa



**Additional Information**

Rents from middle of March

Flat 1 £110 per week  
 Flat 2 to be rented around £650pm  
 Flat 3 £560 pm  
 Flat 4 £715pm  
 Ground floor commercial unit £495pm

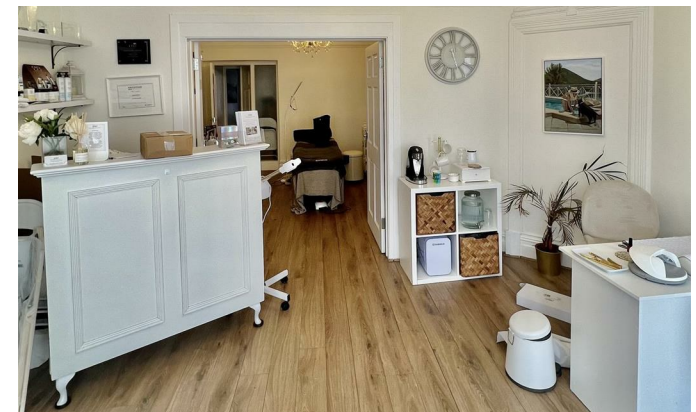
Gross income £34760.00 pa

Council Tax

Ground Floor Front  
 Front - Commercial  
 Business Rates  
 Ground Floor  
 Apartment Rear Flat 1 - B  
 First Floor Rear Flat 3 -

A  
 First Floor Front Flat 2 - B  
 Top Floor Flat 4 - B

EPC  
 Commercial Ground Floor - EPC not applicable to commercial  
 Flat 1 - 73 sq meters - D  
 Flat 2 - EPC TBC  
 Flat 3 - 38 sq meters - D  
 Flat 4 - 66 sq meters - D



# , Mary Street, Porthcawl, CF36 3YL

Introducing a three story freehold terraced property in Porthcawl.

The ground floor consists of a commercial unit currently being leased as a cosmetics clinic. The commercial unit comprises of a large open plan room separated by French doors with additional staff kitchen and WC facilities with access to the rear car park.

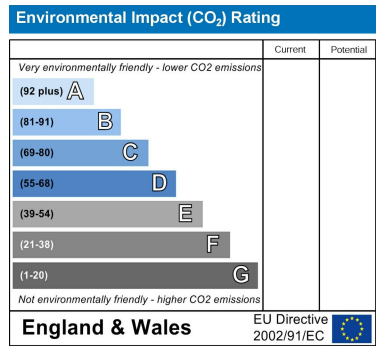
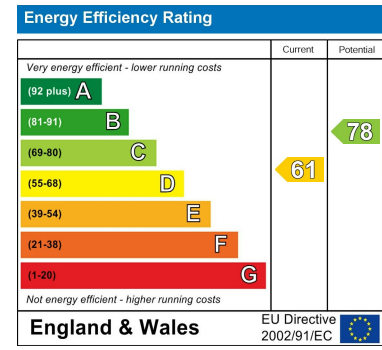
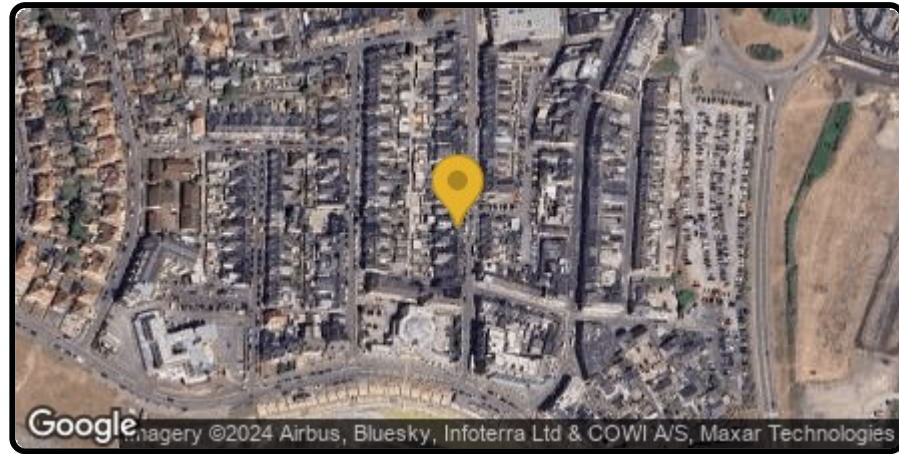
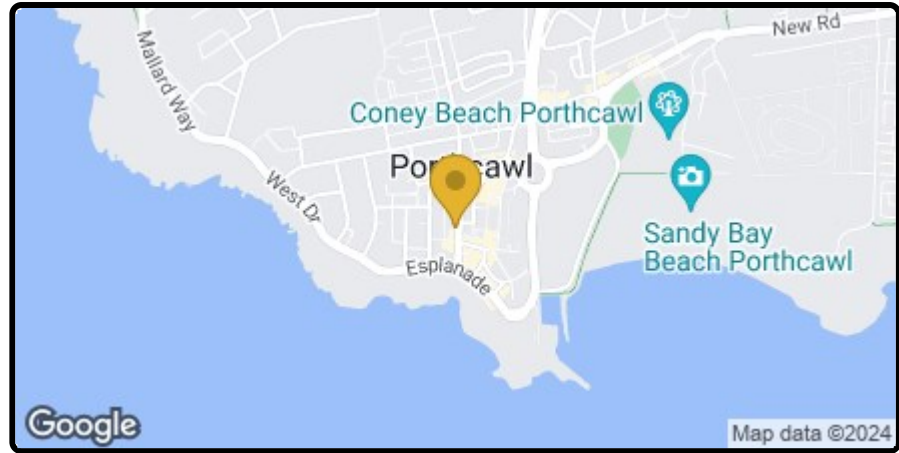
Just off the communal entrance is flat one which is currently set up as a one bedroom self contained apartment with living room, kitchen, double bedroom and bathroom, with access to the rear parking area from the kitchen.

The first floor consists of two further self contained apartments with staircase access to the top floor apartment. Both apartments on this level include a living room, kitchen, one large double bedroom, and shower/bathroom. The rear apartment also benefits from easy access to the rear carpark down an external staircase off the lounge/kitchen area.

The top floor is a large apartment with vaulted lounge ceiling which is currently let as a two bedroom apartment but has potential to be let as a three bedroom unit which would achieve a higher rental income. There is also access from the lounge to the rear car park via the external staircase

All apartments are fully let, including the commercial unit, currently achieving an income £34760.00 pa

The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of holiday makers and day-trippers. Porthcawl is located just 2 miles or so from Junction 37 (Pyle Interchange) of the M4 Motorway.



## Key Executive Sales

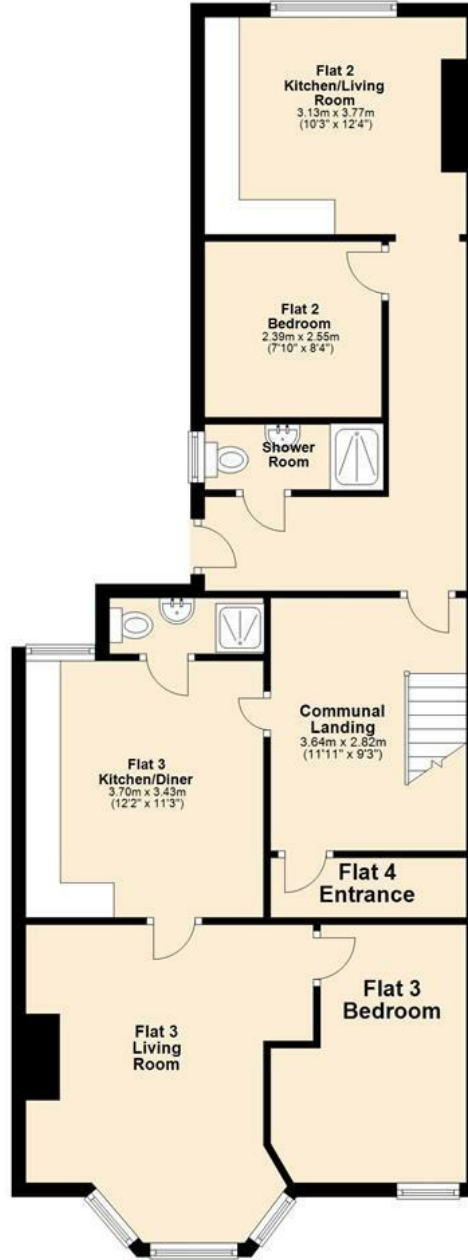
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### Ground Floor



### First Floor



### Second Floor

