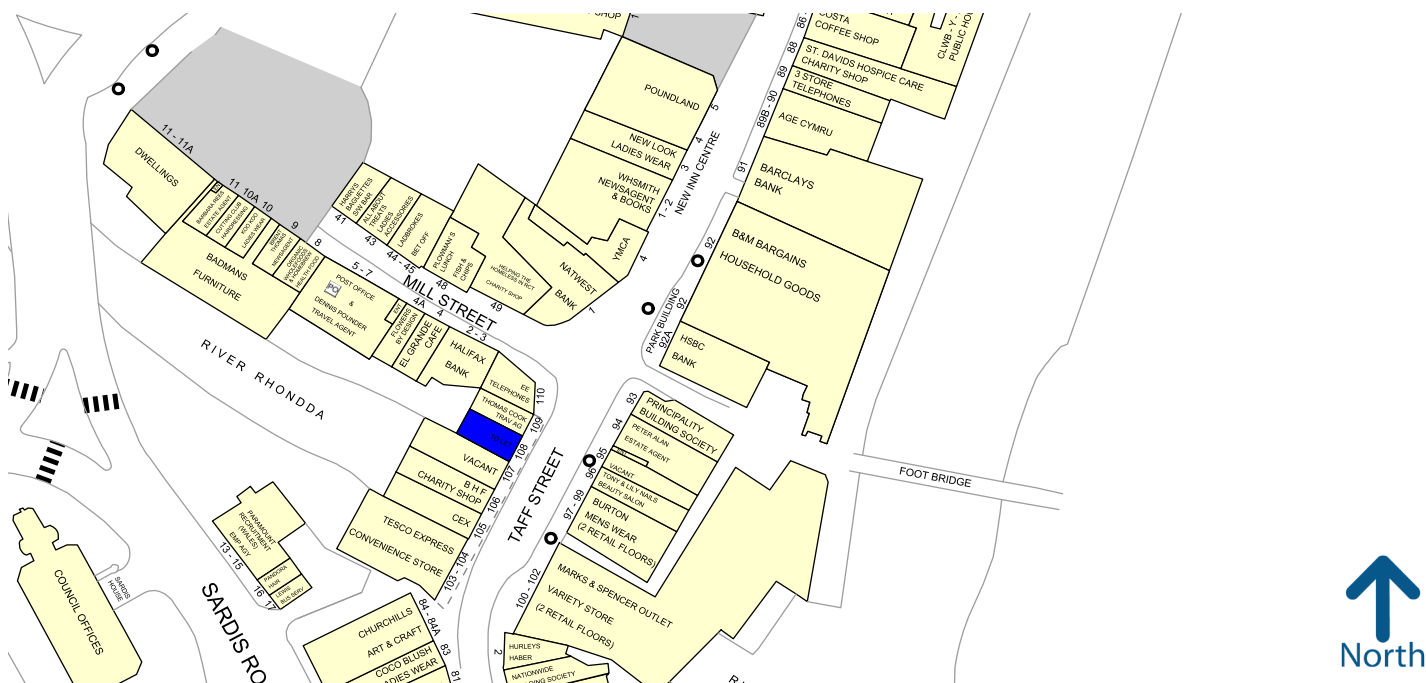


108 TAFF STREET
PONTYPRIDD CF37 4UY



SHOP TO LET
GROUND FLOOR SALES - 630 SQ FT



The property occupies a prominent location on Taff Street, which is the town's main retailing street. Adjacent occupiers are Thomas Cook and Adref with nearby occupiers including Tesco Express, Natwest, WH Smith, Costa Coffee, Principality Building Society and B&M Bargains.

DESCRIPTION

The property comprises a two storey building over ground and first floors. Access into the ground floor is direct from Taff Street, whilst services are delivered into a service area on the first floor which is accessed from Sardis Road.

TERMS

The property is available to let via a new lease for a term to be agreed on full repairing and insuring terms.

Quoting Rent	£15,000 pax
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RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable Value	£11,500
Rates Payable (2018/19)	£5,911

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

The property has not been elected for VAT at the present time.

ACCOMMODATION

The property provides the following approximate areas and dimensions:

Gross Frontage	5.42 m	17 ft 09 ins
Net Frontage	5.17 m	17 ft 00 ins
Internal Width	5.36 m	17 ft 07 ins
Shop depth	11.26 m	36 ft 11 ins
Ground Floor Sales Area	58.53 sq.m	630 sq ft
First Floor Ancillary	37.07 sq.m	400 sq ft

W/C

EPC RATING

70 - C

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD/100068 – FEBRUARY 2019

Dominic Garner dominic.garner@coark.com 029 2034 6375

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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