

Commercial

hrt
herbert r thomas

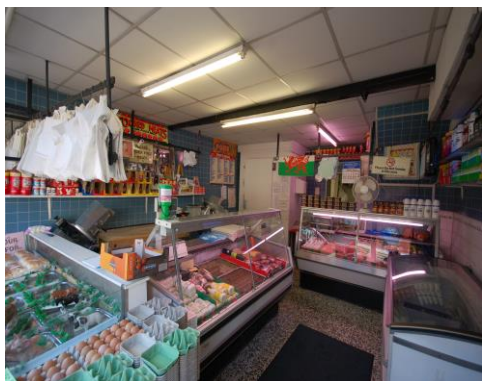
88 Court Street,
Cwm Clydach, Tonypany,
Mid Glamorgan, CF40 2RL

hrt.uk.com



88 Court Street

Guide Price of £65,000



Location

For Sat Nav users: Postcode CF40 2RL

The property is situated on Court Street, in Tonypanyd.

Tonypanyd is a former industrial coal mining town located in Rhondda Cynon Taf. The area has good transport links, with regular bus and rail services, all within close proximity to the property. The A4119 (Ely Valley Road) connects Tonypanyd to surrounding areas and M4 Motorway (Junction 34). The larger town, Pontypridd, is situated approximately 6 miles to the east of Tonypanyd.

Description

A traditional mid-terraced property with a lock up shop to the ground and lower ground floor. To the first floor is a two bedroom flat, with internal access. The flat is in need of repair and refurbishment.

To the rear is an external WC for the retail unit, enclosed garden and detached garage with access from the lane at the rear of the property.

The surrounding properties are predominantly residential. The property has potential to be converted to residential use, subject to planning permission.

The property is currently trading as an established butcher (Clive Adams Butchers). A premium is invited for the business as a going concern.

Accommodation

Ground/Lower Ground Floor

	sq.m	sq.ft
Retail Space	28.42	306
Walk-In Fridge	1.77	19
Store with Fridge	9.08	98
Additional Store	6.28	68
Rear Entrance	2.83	30
Total	48.38	521

Total NIA

No first floor internal measurements were taken.

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Price

Guide Price of £65,000.

Tenure/Terms

Freehold with Vacant Possession.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Rhondda Cynon Taf County Borough Council in order to verify.

2018/2019 Rateable Value is £1,575 per annum.

The business rate multiplier for Wales 2019/2020 is 0.526p in the pound.

EPC

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

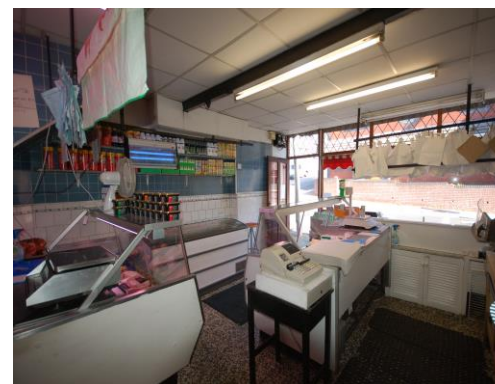
Tel: 01446 776385

Email: jamesmordecai@hrt.uk.com

Contact: Amelia Shepherd

Tel: 01446 776379

Email: ameliasherpherd@hrt.uk.com



Viewing strictly by appointment through
Herbert R Thomas

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Commercial

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.