

BR3416PP/010818

TO LET TAFF STREET PONTYPRIDD RENTAL £25,000 P/A



MAIN FEATURES

REFURBISHED RETAIL UNIT IN A PRIME TOWN CENTRE HIGH STREET LOCATION

EXCELLENT VISUAL FRONTAGE & BUSY FOOTFALL

GROUND FLOOR 160 SQ MT (1,712 SQ FT)

BASEMENT STORAGE 103.11 SQ MT (1,110 SQ FT)

NEW LEASE AVAILABLE PLEASE CALL TO DISCUSS TERMS

Notice To Prospective Tenants

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

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TAFF STREET PONTYPRIDD CF37 4TD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer this modern retail unit, situated in a prime location in the pedestrianised area of the town centre high street.

Having an excellent visual frontage and single level interior with basement storage, the property's end user will be ideally placed to benefit from the town centre's busy footfall, being located adjacent to Iceland, Pep & Co and a host of national retailers, local business's, food and leisure outlets, plus Pontypridd market and the currently being developed Taff Vale Complex.

The unit is presently undergoing refurbishment and will be finished to a shell, thus enabling an "easy final fit out" for the ingoing tenant.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Pontypridd office.

GROSS FRONTAGE; 10.97 m (36ft) modern full width / height display window shop front.

GROUND FLOOR; 160 sq mt (1,712.16 sq ft) open plan single level retail sales area, acoustic tiled ceiling with diffused lighting (to be fitted), access to the basement.

BASEMENT; 103.11 sq mt (1,110 sq ft) suitable for storage or additional retail use, rear delivery bay.

EXTERIOR; Rear delivery access.

PROPOSED LAYOUT & FLOORPLAN; See below.

USER; Believed to fall within use class A1 retail (1987 planning act use class orders Wales as amended). Other uses maybe accommodated STP.

LEASE TERM; Flexible / by negotiation – please call to discuss your requirements.

RENT; £ 25,000 p/a/x.

RATES; RV To be confirmed post completion of refurbishment.

ENERGY RATING; E = 115 (Full EPC available to view at Barbara Rees Pontypridd or via the on line register).

COSTS; Each party to be responsible for their own costs.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of mains electricity water and drainage services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

Proposed Ground Floor Layout

