

# FREEHOLD SHOP FOR SALE

121 Dunraven Street, Tonypany, CF40 1AS



## LOCATION

Tonypany is a former mining town located in the Rhondda Valley, 17 miles north-west of Cardiff, access to which is via the A4058 / A470. The town provides the principal shopping provision within Rhondda and has a population of approximately 6,600 persons.

Tonypany is served by a rail connection providing half hourly services to Pontypridd and Cardiff Central

## SITUATION

The property is situated on the west side of Dunraven Street, the principal retail thoroughfare in Tonypany which is pedestrianised along the prime pitch where there are a mixture of multiple, regional and local retailers.

Multiple occupiers in the vicinity including Shoe Zone, Poundstretcher, Boots and Greggs.

## DESCRIPTION:

The subject property comprises a stone fronted, mid-terraced property arranged over ground, first and second floor.

The ground floor retail space currently provides front of house shop/retail floor space with staff facilities to the rear including storage and Male and Female WC's. At first floor level, towards the rear of the property there is a kitchenette.

The property also benefits from a very sizeable vacant flat accessed from Eleanor Street, to the rear of the property. This is in need of complete refurbishment.

## TENURE

Freehold.

## ACCOMMODATION

The unit extends to the following approximate floor areas:

### Retail

Sales Area:	1,055 sq ft / 97.98 sq m
Ancillary:	80 sq ft / 7.45 sq m
(Ground Floor (ITZA):	798 sq ft / 74.13 sq m)
First Floor	155 sq ft / 14.43 sq m
<b>TOTAL NIA:</b>	<b>947 sq ft (87.98 sq m)</b>

### Residential

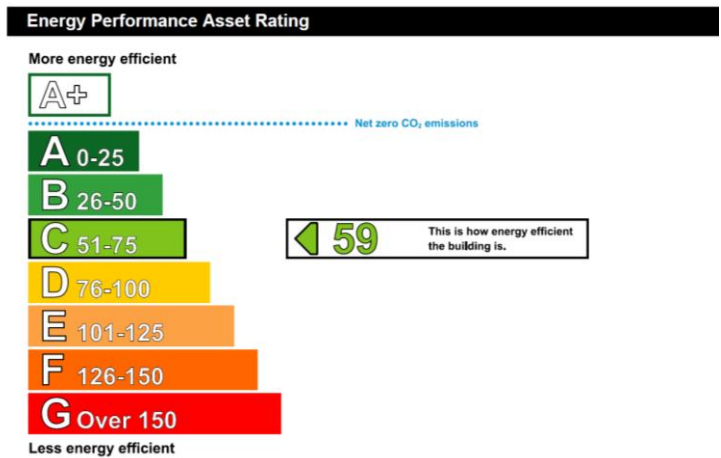
First Floor:	1,132 sq ft / 105.13 sq m
Second Floor:	Not inspected
<b>TOTAL GIA</b>	<b>1,132 sq ft / 105.13 sq m</b>

## RATES

Rateable Value	£14,250
UBR	0.493
Rates Payable	£7,025

Interested parties should verify these figures with the Local Authority.

## ENERGY PERFORMANCE CERTIFICATE



## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£90,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

**Adam Hanline**

+44 (0)20 7851 2157

Adam.hanline@glhearn.com

**Ed Rohleder**

+44 (0)20 3096 5962

Ed.rohleder@glhearn.com

### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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