

## 24 TAFF STREET PONTYPRIDD

### SHOP TO LET/FOR SALE



#### LOCATION:

The property occupies an edge of prime position on Taff Street with other nearby occupiers including Shaws the Drapers, Iceland and Peacocks.

#### DESCRIPTION:

The property is a three storey mid terrace building over ground and two upper floors. The ground floor provides a further small mezzanine sales area whilst the upper floors are used for kitchen and ancillary purposes to the ground floor.

#### LEASE TERM/TENURE:

The property is available to let on the basis of a new lease from May 2013 on full repairing and insuring terms at a rent of £12,000 pax.

Alternatively, consideration will be given for the sale of the property with vacant possession at £130,000.

#### ACCOMMODATION:

The property provides the following approximate areas and dimensions:-

Internal width	4.09 m	13 ft 04 ins
Shop depth	8.42 m	27 ft 05 ins
Built depth	15.52 m	50 ft 11 ins
Ground floor sales	28.89 sq m	311 sq ft
Ground – sales mezzanine	15.05 sq m	162 sq ft
Ground – store	5.29 sq m	57 sq ft
First – ancillary	73.35 sq m	359 sq ft
Second – ancillary	52.86 sq m	569 sq ft

#### RATEABLE VALUE:

Our enquiries of the local rating authority indicate that the property has a rateable value of £10,750.

#### VAT:

The property is not elected for VAT at the present time.

#### LEGAL COSTS:

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

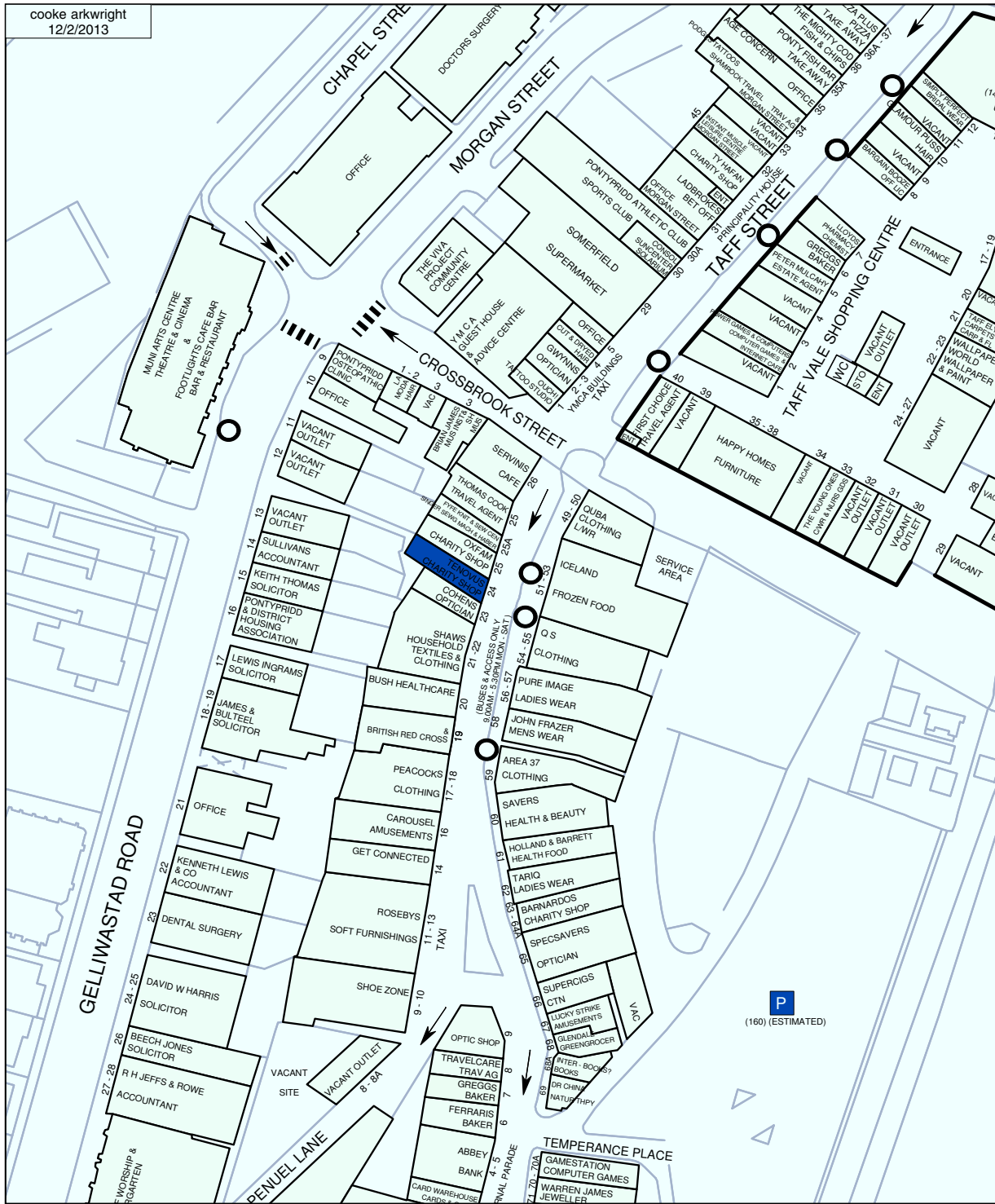
#### VIEWING:

To be arranged via sole letting agents:-

Ben Davies	ben.davies@coark.com 029 2034 6311
Alex Kalebic	alex.kalebic@coark.com 029 2034 6353

REF: ANK/22678/FEBURARY 2013

cooke arkwright  
12/2/2013



50 metres

goad  
For more information on our products and services:  
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# Energy Performance Certificate

Non-Domestic Building



24 Taff Street  
PONTYPRIDD  
CF37 4UA

**Certificate Reference Number:**  
0920-6968-0357-8170-9014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**67**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 134  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 54.58

## Benchmarks

Buildings similar to this one could have ratings as follows:

**26** If newly built

**69** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.