



54-55 Taff Street
Pontypridd
CF37 4TD



TO LET

LOCATION

The property occupies a prime position on the pedestrianised section of Taff Street close to the main surface car park entrance and in the immediate vicinity of retailers including Pep & Co, Peacocks, Iceland, Superdrug, Savers, Shaws and Specsavers

DESCRIPTION

The property has undergone complete refurbishment and will be completed to shell condition including new shop front.

ACCOMMODATION

The property affords the following approximate floor areas and dimensions:-

Internal Width	34ft 6in	10.51m
Shop Depth	59ft 0in	17.98m
Ground Floor Sales	1,695 sqft	157.46m ²
Basement	1,100 sqft	102.19m ²

LEASE

The property is available to let on a new 10 year effective FRI lease subject to rent review at 5 yearly intervals.

RENT

£30,000 per annum exclusive.

RATES

To be re-assessed following reconfiguration and completion of works.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

To be assessed following completion of works.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Matthew Morgan • Tel: **029 2034 7130** • E-mail: **matthew@ejhales.co.uk**
Owen Cahill • Tel: **029 2034 7111** • Email: **owen@ejhales.co.uk**

Or our joint agent RDT Surveyors, contact: Richard Thomas Tel: 07979 757610 Email: richard@rdtcs.com

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