



## 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 <sup>2</sup>
Basement	1,100 sqft	102.19m <sup>2</sup>

## 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](mailto:matthew@ejhales.co.uk)  
**Owen Cahill** • Tel: **029 2034 7111** • Email: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

**Or our joint agent RDT Surveyors, contact: Richard Thomas Tel: 07979 757610 Email: [richard@rdtcs.com](mailto:richard@rdtcs.com)**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.