

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

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BR3796TP/1024

FOR SALE (FREEHOLD INVESTMENT) CROWN BUILDINGS TONYPANDY GUIDE PRICE £300,000



MAIN FEATURES

INCOME PRODUCING FREEHOLD INVESTMENT

MODERN WELL APPOINTED OFFICES

ALL ON GROUND FLOOR LEVEL & D.D.A. COMPLIANT

JUST OFF THE TOWN CENTRE WITH FREE CAR PARKING

EASY ACCESS TO LOCAL TRAIN STATION & FREQUENT BUS SERVICES

Notice To Prospective Tenants

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective tenants 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.



Offices in Cardiff & Tonypandy
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



CROWN BUILDINGS GELLI ROAD TONYPANDY CF40 1QF

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, the freehold interest of this modern well appointed DDA compliant retail / office building, situated in a prominent location just off the town centre in Tonypany.

Tonypany is one Rhondda's three principal towns located on the A4058 / A4119 approximately six miles from J34 M4 and a similar distance from the A470 at Pontypridd.

Tonypany town centre comprises a mix of varied business users, with some national retailers including Iceland, Boots, TUI, a branch of Lloyds bank and the Principality Building society, as well as a number of local business's and food / leisure outlets.

The town enjoys good road links and frequent bus and train services, plus free car parking.

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

GROUND FLOOR UNIT 1; 253.12sq mt (2,724 sq ft), secure entrance / lobby & reception area, several offices, computer room / stores / kitchen / staff room male / female & a disabled wc. Unit 1 is subject to a lease until 28th February 2029 with a passing rent of £12,000 p/a, the rent increases to £13,800 p/a from 01st March 2026.

GROUND FLOOR UNIT 2; 242.46sq mt (2,610 sq ft) secure entrance and lobby / customer reception, open plan and enclosed offices, large staff room / canteen, male / female & disabled wc's. Unit 2 is subject to a lease until 17th October 2026 with a passing rent of £20,000 p/a.

SERVICES & FACILITIES; Double glazed windows, gas / electric central heating / air conditioning, security and fire alarm systems.

EXTERIOR; Public car parking nearby / main entrance / side fire escape.

USER; Believed to fall within use class A1 / A2 (retail / office – other uses maybe considered subject to approval).

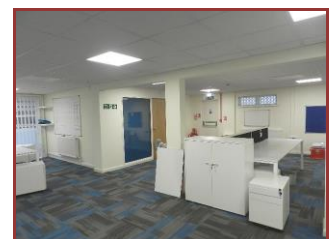
VAT ELECTION; The property is vat elected.

RATES; Rateable Values: Unit 1 = £18,000. Unit 2 = £15,250. Multiplier 0.535 (RV extract taken from the 2017 rating list).

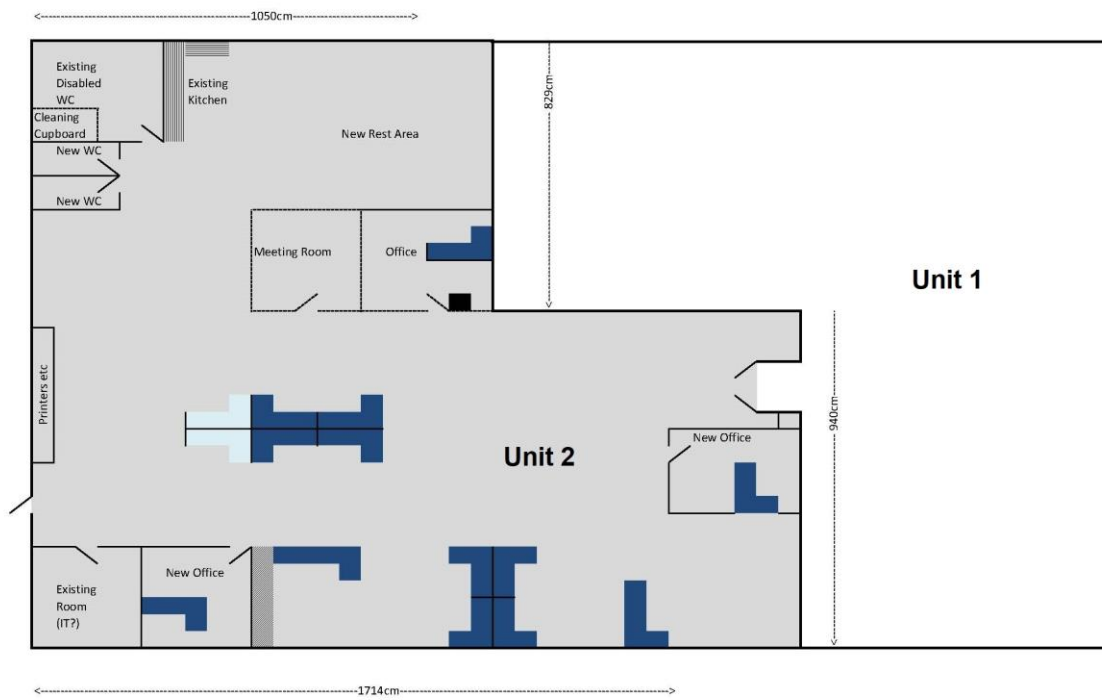
ENERGY RATING; Unit 1 = D / 91. Unit 2 = C / 66.

GUIDE PRICE; £300,000 (for the freehold interest subject to any existing lease).

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 all mains 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.



Units 1 & 2 Crown Buildings Tonypandy



Ideas.xlsx V5

Date: 24/05/2016

