



# 4 Taff Street

Pontypridd CF37 4UW

**TO LET**

**TOWN CENTRE RETAIL UNIT**  
Ground Floor - 839 ft<sup>2</sup> (77.94 m<sup>2</sup>)

- + Whole building
- + Prime town centre location
- + A1/2 use

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Pontypridd is located 11 miles north west of Cardiff's city centre. The property occupies an excellent position on Taff Street, which is Pontypridd's prime retailing thoroughfare.

Pontypridd has a resident population of 33,000 (2011 census) and is also home to the University of South Wales with some 18,000 students.

The property is situated next door to New look and Superdrug. Other retailers in close proximity include Costa and Barclays Bank.

**DESCRIPTION**

The available property comprises a mid-terrace 3 storey building with ground floor retail and self contained upper floor ancillary accommodation.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor	839 ft <sup>2</sup>		(77.94 m <sup>2</sup> )
First Floor	563 ft <sup>2</sup>		(52.30 m <sup>2</sup> )
Second Floor	587 ft <sup>2</sup>		(54.53 m <sup>2</sup> )

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

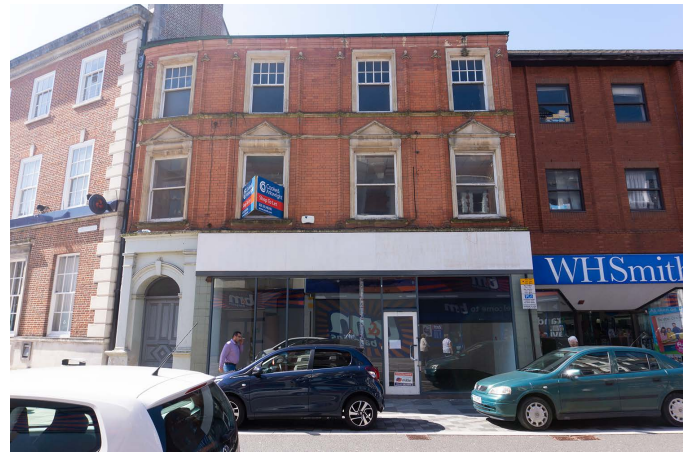
SUBJECT TO VACANT POSSESSION

**USE**

The property benefits from A1/2 planning use. There is potential for alternative uses subject to planning consent.

**VAT**

The property has not been elected for VAT.

**RENT**

£18,000 per annum exclusive.

**BUSINESS RATES**

The rateable value of the property is £22,500 resulting in the rates payable being £11,565 for the year ending March 31st 2019.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

To be assessed.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams  
Email: david@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

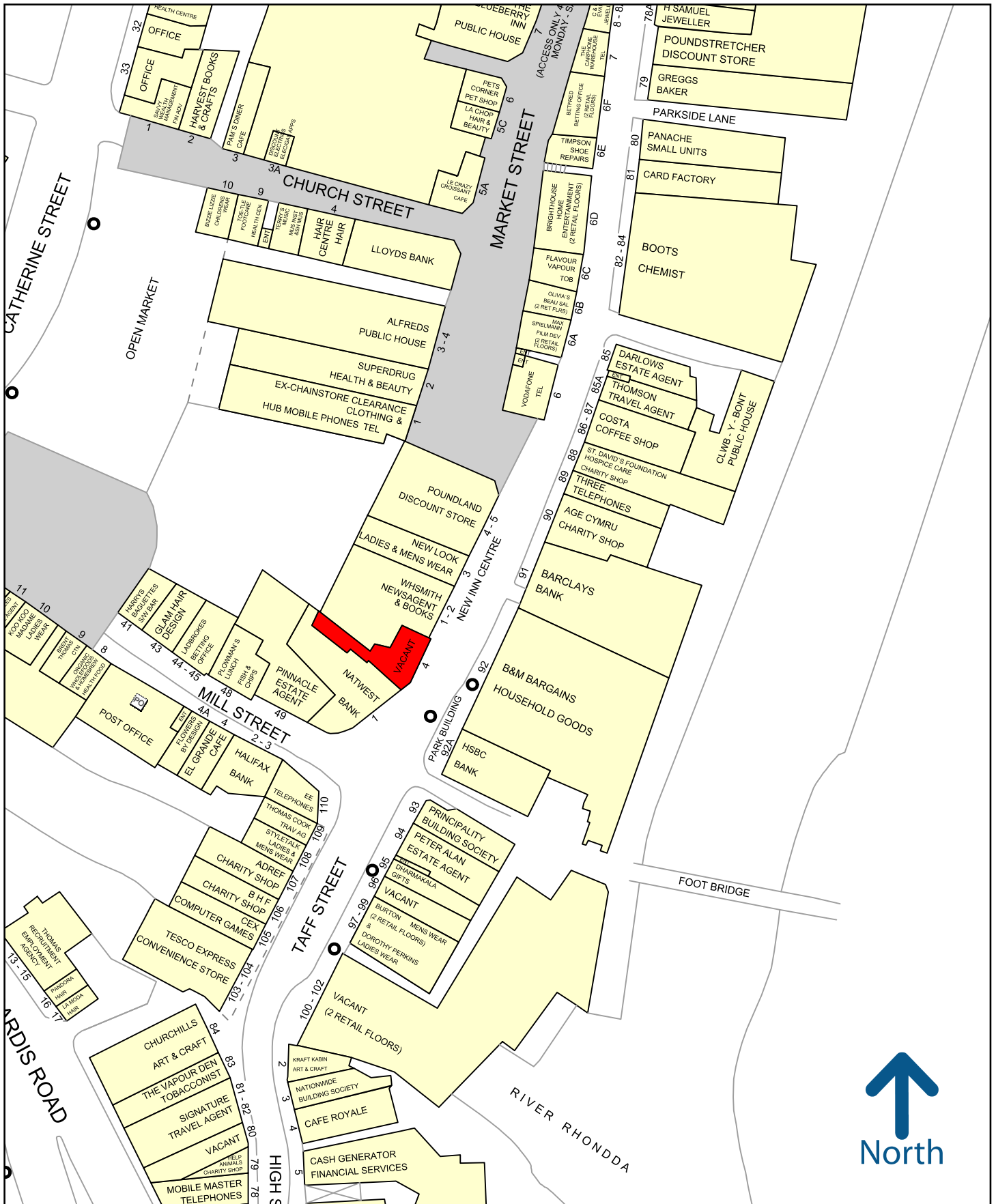


April 2018

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Pontypridd, CF37 4UW

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50 metres

Experian Goad Plan Created: 25/04/2018  
Created By: Emanuel Jones



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