



FOR SALE – PART INVESTMENT OPPORTUNITY

**SOUTH WALES TRANSMISSIONS
PONTSHONNORTON ROAD
PONTYPRIDD
CF37 4NE**

- Detached mixed use property with ground floor car wash and first floor workshop
- Total Gross Internal Area (GIA) circa 2,654 sq ft (246.6 sq m) inclusive of ground and first floor levels
- Ground floor let to Hand Car Wash Wales on a 6 year lease agreement from 2nd November 2018 at an initial rent of £9,000 per annum with 3% annual increases
- Suitable for a range of uses subject to obtaining the necessary planning consents
- EPC Band: G (180)

PRICE – OFFERS IN EXCESS OF £150,000 EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property occupies a prominent position fronting on to Pontshonnorton Road in Pontypridd which is predominantly made up of residential properties.

Pontypridd is located approximately 10 miles north of Cardiff. The town is easily accessible from the A470 dual carriageway which affords access to Cardiff and Junction 32 of the M4 motorway and Merthyr Tydfil.

DESCRIPTION

The subject property comprises a two storey detached unit which is part let to Welsh Hand Car Wash. The property benefits from direct access onto the main Pontshonnorton road with far reaching views across the valley.

To the side of the property there is shared access to the first floor garage / workshop and forecourt via an inclined ramp, which is currently occupied by South Wales Transmissions.

Floor plans and copies of the EPC are available on request.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Total Gross Internal Area – 2,654 sq ft (246.6 sq m) inclusive of ground and first floor.

SERVICES

We understand that water, electricity and drainage are connected to the property. The ground and first floor have separately metered electricity and water supplies.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to purchase on a freehold basis subject to the existing ground floor Tenancy agreement to Welsh Hand Car Wash.

The ground floor car wash is let to Welsh Hand Car Wash for a term of 6 years from 2nd November 2018 which expires 1st November 2024. The current rent is £9,000 per annum with an annual rent increase of 3% until lease expiry.

The first floor will be available vacant possession from completion.

PRICE

Offers in excess of £150,000 exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £7,500

Uniform Business Rate 2019/20: 52.6

Gross Rates Payable: £3,945.00

We understand that the property benefits from Welsh Government Rates Relief for small businesses. All enquiries regarding this should be made to Rhondda Cynon Taff County Borough Council.

PLANNING

The property would lend itself for future residential conversion subject to obtaining the necessary planning consents.

VAT

We have been advised that the property is not elected for VAT.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate,
Market Street
Caerphilly
CF83 1NX

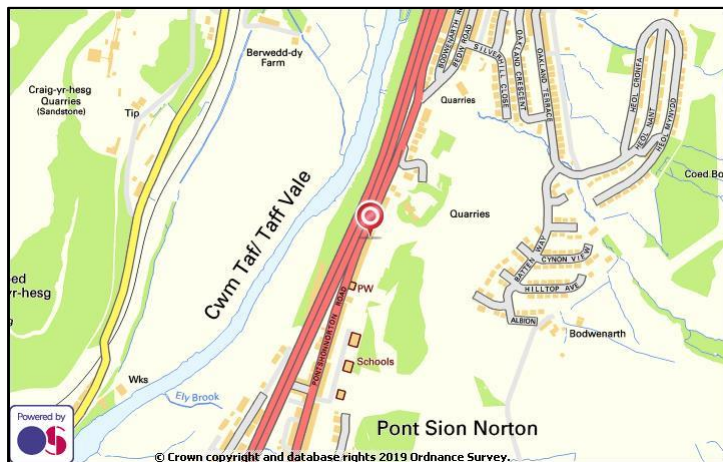
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SUBJECT TO CONTRACT AND AVAILABILITY

1886/AUG19



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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