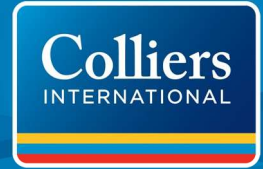


SHOP TO LET / FOR SALE

Tonypandy – 20 Dunraven Street, CF40 1QG



➤ Subject to vacant possession

➤ Welsh village location

➤ New lease available

LOCATION

Tonypandy is located approximately 6 miles west of Pontypridd and 17 miles north west of Cardiff. The premises is located on Dunraven Street, the main shopping street in the town. Nearby tenants include Thomson Travel, Shoezone and HSBC.

ACCOMMODATION

The premises are arranged on ground floor and comprises the following approximate dimensions and net internal floor areas:

Ground Floor	1,108 sq ft	102.94 sq m
Basement	559 sq ft	51.93 sq m

TENURE

The premises are available on a new 15 year lease with 5 yearly upward only rent reviews, subject to vacant possession.

COMMENCING RENT

The freehold of the property is available for £170,000. Alternatively we are offering a new FRI lease for the ground and basement floors at a rent of £25,000 per annum exclusive.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£12,000
UBR (2018/19)	48.0p
Rates Payable	£5,760

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

EPC

An Energy Performance Certificate for the property is available on request.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

CONTACT US

All viewings to be arranged with Colliers International, through:

Lloyd Entwistle
+44 20 7344 6812
Lloyd.entwistle@colliers.com

Jessica Short
+44 20 7344 6564
Jessica.short@colliers.com

Colliers International
50 George Street
London W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/retail

Tonypandy – 20 Dunraven Street, CF10 1QG



Tonypandy



(130) (ESTIMATED)

50 metres

Experian Goad Plan Created: 06/04/2018
Created By: Colliers International



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 20/11/18

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.

