



TO LET / FOR SALE

**39-40 COMMERCIAL STREET
ABERDARE
CF44 7RW**

- Ground Floor retail area circa 779 sq ft (72.4 sq m)
- Storage, office and WC facilities at second floor
- Planning permission for A3 (Restaurants & Cafes) use pending – decision due July 2019
- Town centre location
- Available immediately
- EPC Band: D (89)

**RENT – £12,000 PER ANNUM EXCLUSIVE
PRICE – ON APPLICATION**

BRINSONS COMMERCIAL

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

LOCATION

Aberdare is an industrial town in the district of Rhondda Cynnon Taf and is located at the junction of the A4059 and A4233. Junction 32 of the M4 is approximately 15 miles to the southeast. The town is some 23 miles north of Cardiff and 7 miles southwest of Merthyr Tydfil.

The property is situated on a busy pedestrianised street within the town centre. Nearby occupiers include Holland & Barrett, Boots, Co-operative Bank and Iceland.

DESCRIPTION

The subject property is a mid terrace retail unit which comprises ground floor sales area with changing rooms to the rear. Managers/Security office at first floor and storage / offices at first floor with a kitchen and WC.

The property benefits from suspended ceiling with a mixture of recessed lighting and spotlights, plastered and painted walls and tiled floors. There is a roller shutter over the front door and an electric heater above the front door.

Planning permission for A3 (Restaurants & Cafes) use is currently pending with a decision due July 2019.

ACCOMMODATION

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

Ground Floor Sales – 779 sq ft (72.4 sq m)
 Ground Floor Storage – 26 sq ft (2.4 sq m)
 First Floor Storage – 681 sq ft (63.3 sq m)
 Second Floor Storage – 349 sq ft (32.4 sq m) (inaccessible)

SERVICES

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 let by way of a new full repairing and insuring lease on terms to be agreed.

RENT / PRICE

Rent - £12,000 per annum exclusive
 Price - On application

BUSINESS RATES

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

Rateable Value: £24,000
 Uniform Business Rate 2019/20: 52.6
 Gross Rates Payable: £12,624

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

VAT

VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
 Eastgate
 Market Street
 Caerphilly
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Tel: 02920 867711

Beverly Williams – beverly.williams@brinsons.co.uk

Dan Jones – daniel.jones@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

R.1694/JAN18



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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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



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