



60 Taff Street, Pontypridd, CF37 4TR

TO LET

TOWN CENTRE RETAIL UNIT
TOTAL AREA - 2,949 sq ft (273.9 sq m)

- + Large frontage (8.24 m)
- + Prime town centre location
- + Available from November 2019 or earlier by arrangement
- + A1/A2 use

029 2081 1581

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 and is also home to the University of South Wales with some 18,000 students.

The property is situated next door to Holland and Barret. Other retailers in close proximity include Peacocks and Specsavers.

DESCRIPTION

The available property comprises a mid-terrace retail unit with available accommodation at ground floor and basement level. Internally, the property comprises a large open plan sales area with storage at the rear. The basement provides ancillary accommodation, male & female W/Cs, office, staff room and access onto Gas Road public car park.

ACCOMMODATION

The property provides the following approximate areas;

| | | | |
|--------------------|-------------|--|---------------|
| Ground Floor Sales | 1,648 sq ft | | (153.12 sq m) |
| Basement | 1,301 sq ft | | (120.85 sq m) |
| Total | 2,949 sq ft | | (273.90 sq m) |

LEASE TERMS

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

SUBJECT TO VACANT POSSESSION

USE

The property benefits from A1/A2 planning use. There is potential for alternative uses subject to planning consent.

GUIDING RENT

£20,000 per annum exclusive.

BUSINESS RATES

We are informed that the current rateable value of the property is £26,250, 2019 UBR multiplier of £0.526 equates to Rates Payable of £13,807.50 per annum for the year 2019/20.

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

EPC

The property has an energy performance certificate in Band D.

VAT

The property has been elected for VAT and will be charged where applicable.

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 / Leo Llewellyn
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SUBJECT TO CONTRACT AND AVAILABILITY



August 2019

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