



7 Taff Street, Pontypridd, CF37 4UL

TO LET

PROMINENT RETAIL UNIT
566 sq ft (52.6 sq m)

- + Incentives available
- + Prime town centre location
- + Alternative uses available subject to planning

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

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.

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

The property is situated next door to Betfred. Other retailers in close proximity include Costa and Barclays Bank. There is also a number of recent developments in the town including the head office for the Transport for Wales, located on Taff Street.

DESCRIPTION

The property is a ground floor lock up shop.

ACCOMMODATION

The property provides the following approximate areas;

| | | | |
|--------------------|------------------|----------|--------------------|
| Ground Floor Sales | 467 sq ft | | (43.4 sq m) |
| Ground Floor Store | 99 sq ft | | (9.2 sq m) |
| Total | 566 sq ft | | (52.6 sq m) |

LEASE TERMS

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

USE

It is understood that the property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

RENT

£12,000 per annum exclusive.

BUSINESS RATES

The rateable value of the property is £10,750 however we understand due to the Covid legislation an occupier will not be liable to pay rates till April 2021

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

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

84 This is how energy efficient the building is.

VAT

We understand that the property has not been elected for VAT.

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
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

emanueljones
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029 2081 1581
6 TY-NANT COURT MORGANTOWN CARDIFF CF15 8LW

September 2020

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Pontypridd, CF37 4UL

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