



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

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)

RENT

£12,000 per annum exclusive.

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.

BUSINESS RATES

The rateable value of the property is £10,750. We understand that occupiers will benefit from small business rates relief.

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

EPC

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

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 / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2023

7 Taff Street,
Pontypridd, CF37 4UL

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