



D11 3-4 Treforest Industrial Estate, Pontypridd, CF37 5UR

TO LET

RETAIL UNIT

1,587 sq ft (147.43 sq m)

+ £25,250 per annum

+ Large car parking provision

+ Range of commercial uses

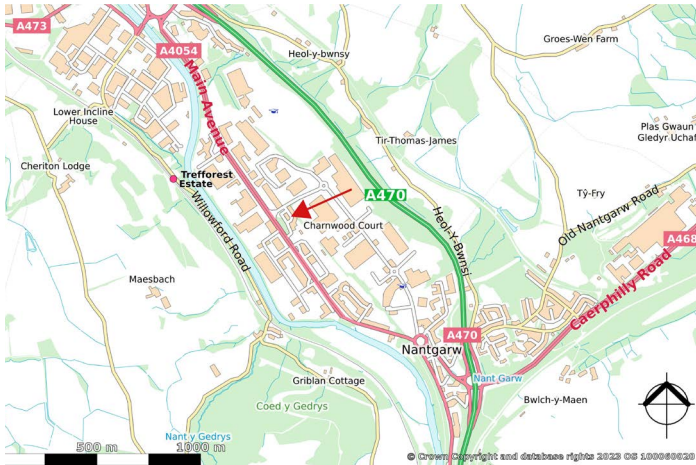
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Treforest Industrial Estate is located 10 miles north of Cardiff city centre and strategically positioned adjacent to the A470 dual carriageway. Junction 32 of the M4 motorway is approximately 3 miles south. The estate has a dedicated train station with connections to Cardiff Central Station within a 20 minute journey time. There are regular bus routes that connect the estate to the wider locality.

The subject property forms part of a retailing parade located on Main Avenue, the main thoroughfare within the estate. Notable occupiers in close proximity include The Post Office, Marlo House, and Badman's Café.

**DESCRIPTION**

The available property is a single storey mid-terrace retail unit benefitting from a double frontage. The unit comprises sales area with additional WC's and kitchen at the rear. The specification is as follows:

- + Suspended ceiling with LED lighting
- + Carpeted floors
- + Fitted kitchen
- + Intruder Alarm
- + Mains water and electricity - no gas

ACCOMMODATION

The property has been measured on a net internal area and provides the following areas;

Total 1,587 sq ft | (147.43 sq m)

CAR PARKING

The occupiers of the retail parade benefit from a substantial on site car parking provision. This is exclusively for the use of the retail occupiers and their customers.

USE

The property can be used for a range of commercial uses subject to obtaining the necessary planning consents.

LEASE TERMS

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

ESTATE SERVICE CHARGE / BUILDING INSURANCE

There is an obligation to contribute towards the estate service charge – each building contributes. The current annual budget contribution by D11 3-4 is £350 (Exclusive) year ending Dec 23. The building insurance premium is also payable – details on request.

RENT

£25,250 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £10,000.

The rates payable for year 23/24 are approximately £3,567, assuming the occupier qualifies for Wales' Small Business Rates Relief Scheme.

All parties should make their own enquiries with the Local Authority.

EPC

E-110. Certificate available on request.

VAT

We understand that 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 joint agents Emanuel Jones and Jenkins Best:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2023

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