



## D11.3 Treforest Industrial Estate, Pontypridd, CF37 5UR

**TO LET**

**RETAIL UNIT**

**623 sq ft (57.88 sq m)**

+ £11,250 per annum

+ Large car parking provision

+ Range of commercial uses

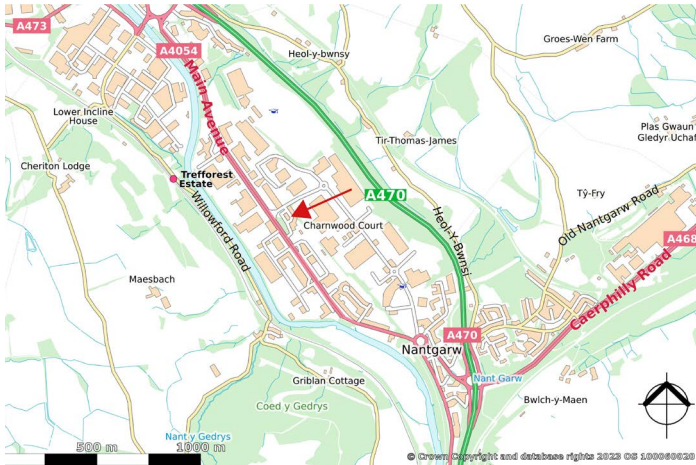
029 2081 1581

[www.emanuel-jones.co.uk](http://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 glass frontage. The unit comprises sales area with additional disabled WC. The specification is as follows:

- + Suspended ceiling with recessed lighting
- + Carpeted floors
- + 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 623 sq ft | (57.88 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 is £140 (Exclusive) year ending Dec 23. The building insurance premium is also payable – details on request.

**RENT**

£11,250 per annum exclusive.

**BUSINESS RATES**

The property is to be reassessed.

**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



October 2023

D11.3 Treforest Industrial Estate,  
Pontypridd, CF37 5UR

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.