



The Pharmacy, Morgan Street, Pontypridd, CF37 2DR

FOR SALE

PROMINENT RETAIL UNIT
1,675 sq ft (155.53 sq m)

- + Freehold with vacant possession
- + Intruder alarm
- + Offers invited

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Pontypridd is located 11 miles north west of Cardiff's city centre. The property is located on Morgan Street, which is close to Pontypridd's prime retailing thoroughfare, Taff Street.

Pontypridd has a resident population of 31,900 (2021 census) and is also home to the University of South Wales with some 18,000 students.

The subject property is based directly next to Ashgrove Surgery and the Pontypridd Bus Station while surrounding occupiers include Subway, Iceland, Peacocks and the Pontypridd Library.

DESCRIPTION

The property comprises of a prominent ground floor and first floor space accessed from Morgan Street. It also benefits from a first floor kitchenette and W/C.

The internal specification incorporates:

- + Ground floor suspended ceilings with recessed lighting
- + Air conditioning units
- + Intruder alarm

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	861 sq ft (79.95 sq m)
First Floor	814 sq ft (75.58 sq m)
Total	1,675 sq ft (155.53 sq m)

TENURE

Freehold with vacant possession.

PLANNING

The property was most recently used for a pharmacy. Alternatively any other use within A1 of the Town and Country planning use Classes Order. Other uses would be subject to planning and all interested parties are advised to make their own enquiries to the local authority. The first floor also has planning permission for D1 medical use independent of the ground floor.

PROPOSAL

Offers are invited for the freehold unit.

BUSINESS RATES

The property has a rateable value of £37,000.

Using the 2024/25 UBR of 0.562 this is equivalent to rates payable of £20,794. However an appeal has been lodged against this assessment.

EPC

The property has an EPC rating in band D.

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.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza
Email: david@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



October 2024

The Pharmacy, Morgan Street
Pontypridd, CF37 2DR

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.