emanueljones

To Let

8 Cowbridge Road,

Pontyclun, CF72 9ED

525 sq ft (48.78 sq m)

- Large glazed frontage
- Self-contained retail unit
- High street location

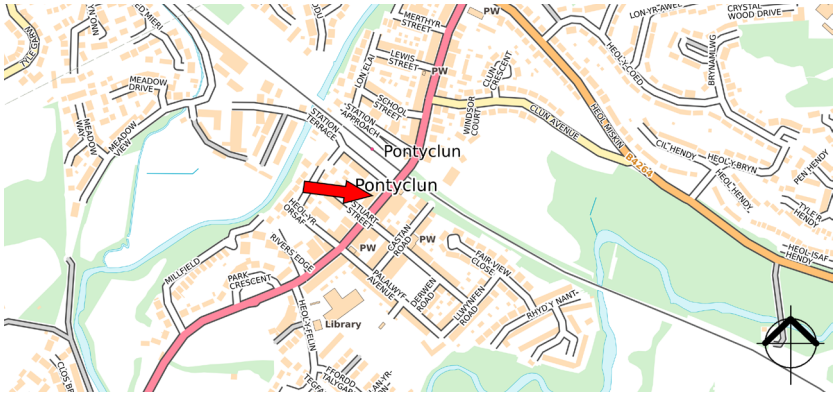
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in the county borough of Rhondda Cynon Taff in Pontyclun, an easily accessible town approximately 3 miles from Junction 34 of the M4 motorway. Pontyclun has great connectivity to other major towns and cities being approximately 15 miles west of Cardiff, 13 miles east of Bridgend and 6 miles north of Cowbridge.

The property is situated towards the north-eastern end of Cowbridge Road, the primary retailing thoroughfare in Pontyclun which occupies several local and national businesses. Notable occupiers in close proximity are the Co-op, Greggs, Hope Rescue Charity Shop and Pontyclun Pharmacy.



Description

The property comprises a self-contained, ground floor retail unit with a frontage directly onto Cowbridge Road. Immediately as you enter, the property presents a large open plan sales area which is currently partitioned. To the rear of the property there are WC's and a kitchen area. There is also a door which leads to the rear car park, however the car park is not included with the demise.

The property provides the following specification:

- Large glazed frontage
- Suspended ceiling w/ recessed lighting
- Independent electricity supply
- Independent water supply
- Ventilation system
- Electric wall mounted radiators
- Kitchen area
- Staff and customer WCs

Accommodation

The property provides the following net internal areas:

Area	Area sq ft	Area sq m
Ground floor	525	48.78

Rent

Quoting **£12,000** per annum.

Use

The property currently benefits from D1 planning consent.

Other uses may be available subject to obtaining necessary planning consents.

Business Rates

The property has a rateable value of £13,500. Using the 2026/27 UBR (0.350), the rates payable are approximately £4,725.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in Band E.

VAT

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 via sole agents Emanuel Jones:-

Contact: Luca Piazza / Rhys Williams

Email: luca@emanuel-jones.co.uk

rhys@emanuel-jones.co.uk

Subject to Contract and Availability.

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Contact Us:

029 2081 1581