

For Sale

SUITABLE FOR EXISTING USE OR FOR REDEVELOPMENT

Meeting Place
10 Sion Street
Pontypridd
CF37 4SD



Location

The property is located on Sion Street, Pontypridd in the county town of Rhondda Cynon Taff. The town is positioned alongside the A470 dual carriageway north-south between Cardiff (12 miles) and Merthyr (12 miles).

To the south of the town is the A473, leading towards Llantrisant and Pencoed. To the west, is the A4058 following the River Rhondda leading to areas including Porth and the Rhondda Valley.

Sion Street comprises predominantly of semi-detached and terrace housing fronting the River Taff. The area benefits from good transport links including bus routes, good road links as well as Pontypridd train station just a short walk away (15 minutes).

There are number of occupiers within close proximity, including Costa Coffee, B&M Store and Tesco Express. Other occupiers include public houses, takeaways and restaurants, a veterinary surgery, medical practice.

There are several schools in the local area including Coedpenmaen County Primary School, Trallwng County Infant's School and Pontypridd High School.

Description & Accommodation

The property comprises a large place of worship forming accommodation over multiple floors and positioned as a link-detached property. The building is of stone construction under a pitched slate covered roof.

Internals:

The ground floor comprises of an entrance hall, leading to a large open plan space with a concrete floor and a suspended ceiling with recessed lighting. There are male, female and disabled toilets. The first floor includes several large rooms including a teaching room, a library and kitchen area.

Most rooms on the first floor are carpet covered with suspended ceilings and recessed lighting. The kitchen area has a lino covered floor.

Externals:

There is a external covered roof area.

Access is provided by a street level pedestrian doorway, with the additional access door via a side path to the right side of the building.

Planning and Potential Opportunities

We understand that the property has benefit of D1 use under the Town and County Planning Order 1987.

The property lends itself to a potential for conversion into residential use, subject to obtaining relevant planning permission to the nature and make up of property in the immediate area.

We would advise all parties to make any relevant enquiries for a change of use to the relevant local authority.

Rating Assessment

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

Tenure

We are advised that the property is held freehold basis.

Purchase Price

Offers in the region of £190,000 exclusive are invited.

Legal Costs

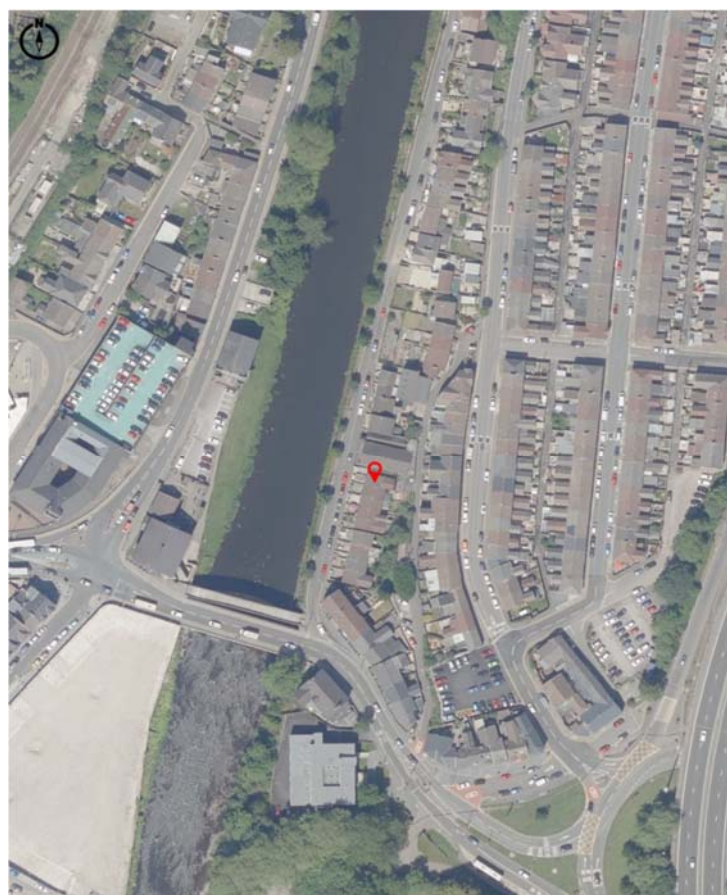
Each party is to bear their own legal and professional costs incurred in the transaction.

VAT

We are advised that VAT is not applicable on the sale price.

EPC

We are advised that the property is exempt from requiring an Energy Performance Certificate.



ALL ENQUIRIES

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