



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



'Jevas House', Talbot Road, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8AF



PETER MORGAN

£500,000

Main Features

- Mid link commercial building
- Situated in the heart of Talbot Green
- 2 separate reception show rooms and large rear showroom
- kitchen and 2 first floor store rooms
- Separate ladies and gents w.c and washrooms
- Parking to the front for 5 vehicles
- Combi gas central heating. Vacant possession
- Commercial EPC Rating:

General Information

MID LINK COMMERCIAL BUILDING SITUATED IN THE HEART OF TALBOT GREEN.

Conveniently located for the M4 which is approximately 3 miles at Junction 34. Approximately 13 miles to Cardiff City Centre and 16 miles to Cardiff Bay.

The property has accommodation comprising of approximately 2941 square feet. Benefitting from 2 entrance doors at front, 2 separate reception show rooms, inner hallway, large rear showroom, separate ladies and gents w.c and washrooms, kitchen and 2 first floor store rooms. Externally there is parking to the front for 5 vehicles.

Previously used by a mobility retailer. The property is heated by combi gas central heating and is offered for sale with vacant possession.

GROUND FLOOR

The property is accessible via two entrance doors from Talbot Road and car park.

Reception One

Display window and door to front. Three radiators. Carpet. Suspended ceiling. Telephone and internet connection points. Boxed in electrical consumer unit. A variety of electrical power points. Two archways leading to rear room.

Reception Two

Double entrance doors to front. Built in cupboard housing combi gas central heating boiler. Radiator. Staircase to first floor. Suspended ceiling. Wall mounted electrical meter consumer unit. Mains electrical isolater switch. Variety of electrical power points. Open access to..

Inner Hallway

Electrical isolater switch and hook up. Open double doorway to rear room. Access to w.c and kitchen.

Kitchen

Stainless steel sink unit with mixer tap. Wall and base unit. Radiator. Suspended ceiling. Extractor fan. A variety of power points.

Toilets And Washrooms

Sink unit. Two separate toilets with low level w.c. Suspended ceilings. Extractor fan.

Rear Showroom

Suspended ceiling. 7 radiators. Cupboard housing telecoms control unit.

FIRST FLOOR

The first floor comprises two storerooms with double glazed skylight windows to front. Electric lights and vaulted ceilings.

EXTERIOR

Block paved parking area for 5 cars to the front.

Business Rates

Business Rateable Value £21250.00 as of 24/10/24

Opening A Business In Talbot Green?

Opening a business in Talbot Green can be a strategic decision for several reasons:

1. **Growing Community**: Talbot Green has seen significant development and growth in recent years, making it an attractive location for new businesses. The community is expanding, which can lead to a larger customer base.
2. **Accessibility**: The area is well-connected by road and public transport, making it easy for customers to reach your business. Proximity to major routes can also facilitate logistics and supply chain operations.
3. **Local Amenities**: Talbot Green offers various amenities, including shopping centres, restaurants, and recreational facilities. This can enhance the overall appeal of the area and attract more visitors.
4. **Supportive Business Environment**: Local government initiatives and business support organizations may provide assistance, resources, and grants to new businesses.
5. **Diverse Market**: The demographic diversity in Talbot Green means there are various market opportunities to explore, whether you're interested in retail, services, or food and beverage.
6. **Community Engagement**: Being part of a close-knit community can provide opportunities for networking, collaboration, and local support. Engaging with the community can also enhance brand loyalty.
7. **Competitive Advantage**: Depending on your business idea, you may find that there is less competition in Talbot Green compared to larger cities, giving you a chance to establish a strong foothold.
8. **Quality of Life**: The area offers a pleasant living environment, which can be an advantage in attracting talent if you plan to hire employees. Consider conducting thorough market research to determine the specific

opportunities and challenges that may exist in Talbot Green for your business idea.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

Current heating type

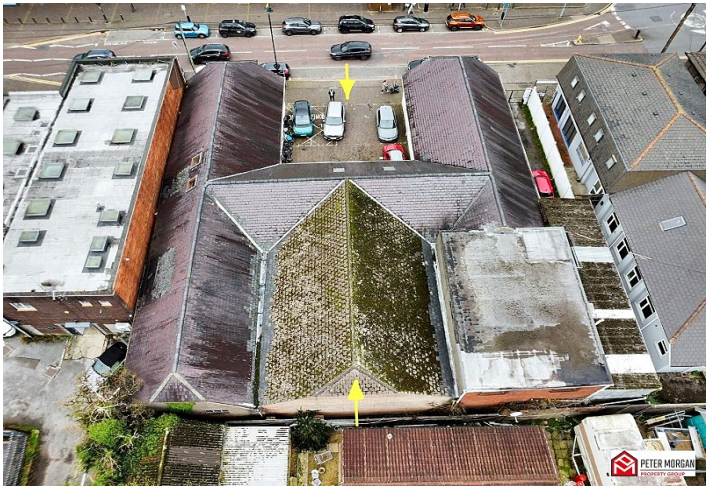
Tenure

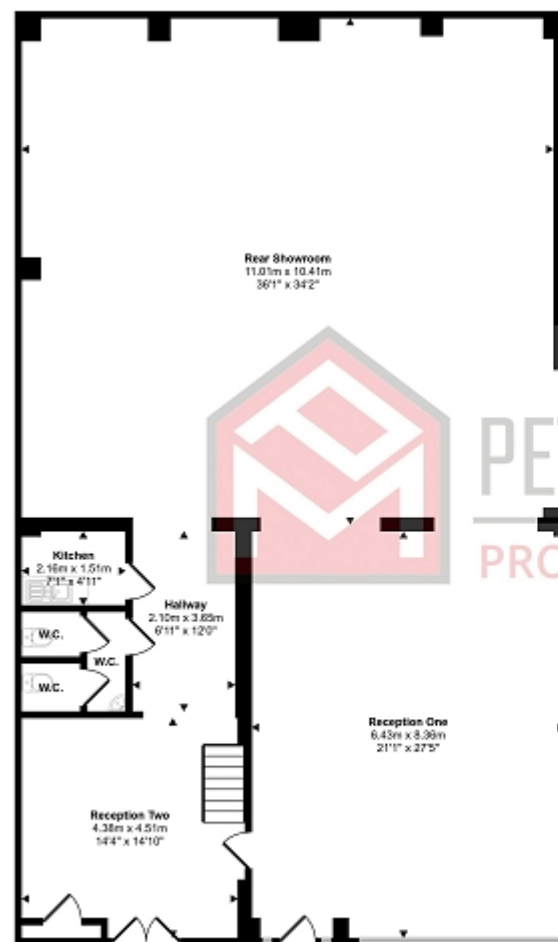
Not Specified

Combi

Freehold

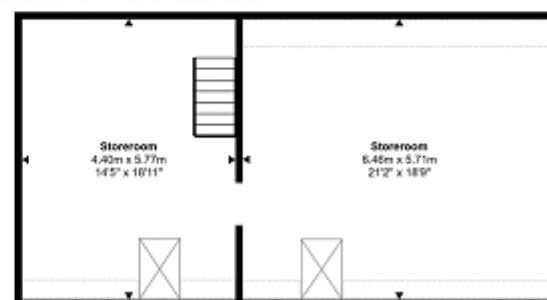






Ground Floor
Approx 250 sq.m / 2281 sq.ft


☐ Denotes head height below 1.5m.



First Floor
Approx 63 sq m / 680 sq ft

This reception is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom sinks are representations only and may not look like the real items. Made with Made Snappy 302.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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