

Commercial

**hrt**  
herbert r thomas

32 Cowbridge Road,  
Pontyclun,  
CF71 9EE  
[hrt.uk.com](http://hrt.uk.com)



# 32 Cowbridge Road, Pontyclun

Annual Rental

£11,000 (Per Unit)



## Location

For Sat Nav users: Postcode CF71 9EE

The property is situated in a highly prominent and convenient location just off Cowbridge Road within Pontyclun.

The sought after district centre of Pontyclun is conveniently located lying approximately 5 miles North of Cowbridge, 1 mile South of Talbot Green and 2 miles South of Llantrisant with Junction 34 of the M4 Motorway lying within approximately 21/2 miles. Nearby occupiers include Tesco, Co-op, Dominoes and many other Independent occupiers.

## Description

The property comprises a single-storey building with two individual lock up retail shops. Each unit contains a kitchen, WC and storage area.

The property is still under construction with the competition date being early Jan 2025.

## Accommodation

### Unit 1 & 2

	sq.m	sq.ft
Retail (Unit 1)	42.29	455
Retail (Unit 1)	40.32	434
<b>Total NIA</b>	<b>82.61</b>	<b>899</b>

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA)

## Rent

£11,000 per annum (Per Unit)

## Terms

A new full repairing and insuring lease for a term of years to be agreed.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Rhondda Cynon Taf Council in order to verify.

2023/2024 Rateable Value is TBC.

The business multiplier for Wales 2023/2024 is 0.56.2p in the pound.

## EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

## Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Will Gamlin  
Tel: 07354 903539  
Email: williamgamlin@hrt.uk.com

Contact: Rob David  
Tel: 07394 868531  
Email: robertdavid@hrt.uk.com

Viewing strictly by  
appointment through  
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.