

Commercial

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The Old Dairy,  
Heol Y Sarn, Llantrisant,  
Pontyclun, CF72 8DA  
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# The Old Dairy, Heol Y Sarn, Llantrisant

Guide Price of **£130,000**



## Location

For Sat Nav users: Postcode **CF72 8DA**

The property is prominently located in the town of Old Llantrisant and is within a short distance of schools and shops and a short drive to Talbot Green Retail Park.

Nearby occupiers include mainly local & Independent Businesses.

## Description

The property comprises a vacant retail property arranged over the ground and first floor. The property was previously tenanted by a hairdresser. The property benefits from a WC & Kitchen.

Suitable for conversion into a house, subject to the necessary Local Authority Planning Consent being obtained.

Accommodation	sq.m	sq.ft
Ground Floor	23.46	252.52
First Floor	25.04	269.52
<b>Total NIA</b>	<b>48.5</b>	<b>522.04</b>

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

## Price

Guide Price of £130,000.

The property is also available to let for £8,500 per annum.

## Tenure/Terms

Freehold with Vacant Possession.

## 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 Rhonda Cynon Taff Council in order to verify.

2023/2024 Rateable Value is £3,250 per annum.

The business multiplier for Wales 2024/2025 is 56.8p in the pound.

## EPC

EPC Rating - N/A.

The Energy Performance Certificate is available on request.

## Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Will Gamlin  
Tel: 07354 903539  
Email: [williamgamlin@hrt.uk.com](mailto:williamgamlin@hrt.uk.com)

Contact: James Mordecai  
Tel: 02922 671548  
Email: [Jamesmordecai@hrt.uk.com](mailto:Jamesmordecai@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.