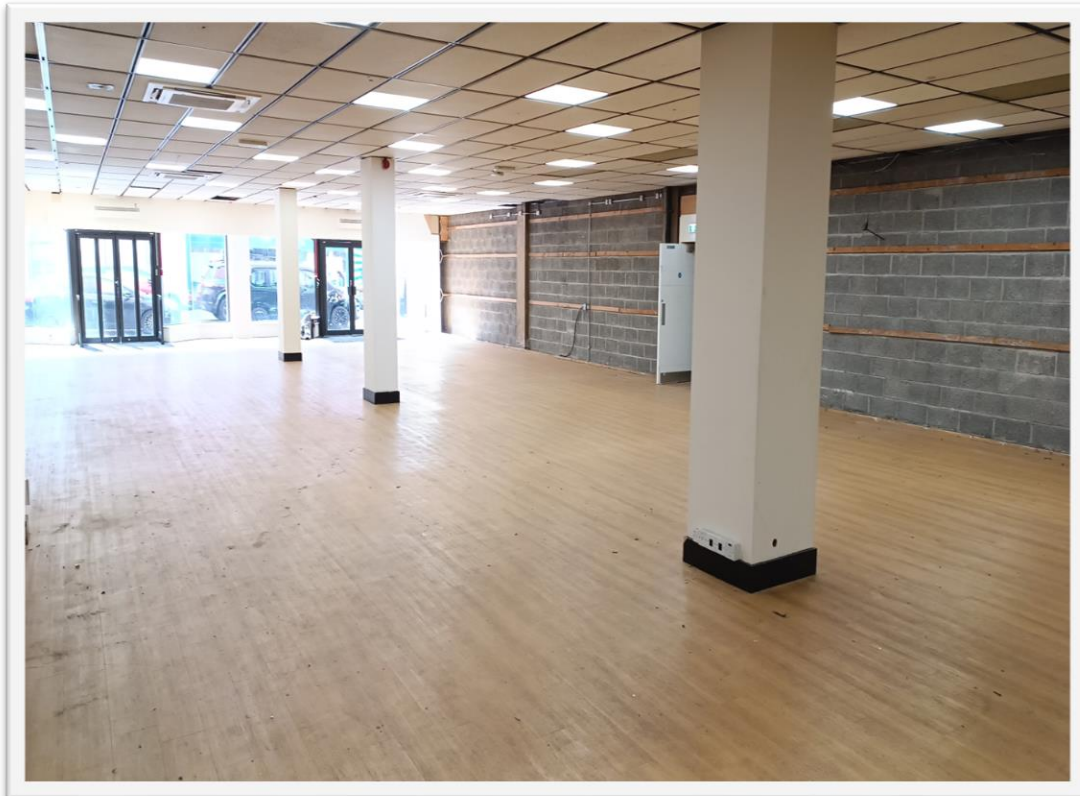


TO LET

Units 1 & 2

New Inn Centre, Taff Street
Pontypridd CF37 4UE



ANNUAL RENTAL OF: £50,000 PAX

- Established E Class Use
- Staff Rooms, Toilets
- 3 Storeys
- Open Sales Area
- Total GIA 6,156 sqft Approx
- Prominent Position



Summary -

We are pleased to present this 3 storey retail unit of approximately 6,156 sqft (572 sqm). The property comprises an open plan sales area with office space, staff and toilet facilities, a store room, and offices. The premises benefits from electric roller shutter doors, three phase electric, a fire alarm system and air conditioning system. The property is situated in a prime location in Pontypridd Town Centre occupying a trading position on the eastern side of the pedestrianised Taff Street. Nearby retailers include The Works, Barclays Bank, Poundland, Age Cymru, Vodaphone, and B&M Stores.

Planning -

We understand the property has E Class use with potential for other uses subject to planning permission. All enquiries regarding planning should be made to Rhondda Cynon Taf Planning department (01443) 425 004.

Rating Assessment -

Description:	Shop	and	premises
Authority:	Rhondda	Cynon	Taff
Rateable	Value:		£42,000
Rates	Payable:	£23,604.00	approx.
Year:	2024/25		

Rent -

£50,000 pax. Payable quarterly in advance.
We understand that VAT is not applicable.
Landlord to insure and tenant to reimburse.

Lease Terms -

We understand that the unit is available by way of a new lease on effective full repairing and insuring basis for a minimum 3 years or longer. A rent deposit equivalent to a quarters rent to be payable and held for the duration of the lease.

Legal Costs -

Tenant responsible for the landlords reasonable legal cost.

Services -

The services, fittings and appliances (if any) have not been tested by the agents.

Accommodation -

Ground floor: 3,164 sqft (294 sqm)
First floor: 1,420 sqft (132 sqm)
Second floor: 1,130 sqft (105 sqm)
Total GIA: 6,156 sqft (572 sqm)

EPC

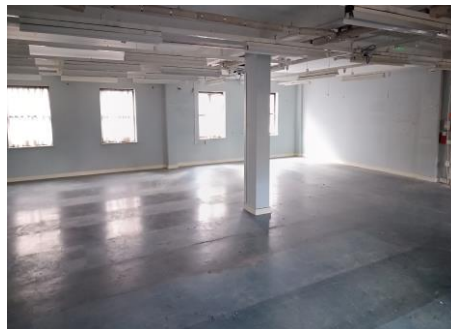
Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

