



LEITH HOUSE,  
PORTH,  
RHONDDA.  
CF39 9PH

ASKING PRICE

**£695,000**



TOTAL FLOOR AREA:  
628 SQ.M. (6,760 SQ.FT)



## INVESTMENT OPPORTUNITY FOR SALE

- PROMINENT POSITION FRONTING MAIN ROAD
- FULLY LET INVESTMENT OPPORTUNITY PRODUCING A YIELD OF CIRCA 8.63%
- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS

This modern commercial freehold investment features a fully equipped dental surgery with on-site parking. The property is currently fully operational and leased to the NHS on a Full Repairing and Insuring (FRI) basis. It presents an opportunity to an income-generating asset backed by a reliable tenant covenant.

There is a yard to the side of the building providing an overall total of 16no. parking Spaces.

## LOCATION

Porth is a primarily residential suburb approximately 15 miles north of Cardiff City Centre. The A4058 runs east to west to the fringe of the suburb and gives access to the B4278 (North Road) which acts as a main arterial route through the suburb. To the northwest the A4058 gives access to Tonypany.

The property has prominent street frontage to Pontypridd Road (B4278) which comprises a retail parade within a mixed commercial and residential area to a sought-after area.

## ACCOMMODATION

The accommodation briefly comprises:

Ground Floor	328.3 sq m	(3,533 sq ft).
First Floor	270.5 sq m	(2,911 sq ft).
Basement	29.2 sq m	(314 sq ft).
<b>Total Approx. Area</b>	<b>628 sq.m.</b>	<b>(6,758 sq.ft)</b>
Car Park	16no.	Spaces

## ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.

**TENURE: FREEHOLD**

**ENERGY EFFICIENCY RATING: E : 110**

**FLOOR AREA APPROX: 628 SQ.M. (6,760 SQ.FT)**

**VIEWING: STRICTLY BY APPOINTMENT**

## TENURE/TERMS

Freehold - subject to the existing FRI lease for a term of 10 years from 26<sup>th</sup> May 2024 to the Cwm Taf Morgannwg University Local Health Board.

Rent passing - £60,000 p/a representing a yield of circa 8.63%

## RATEABLE VALUE

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£ 51,000.00
Rates Payable (2025/2026)	£ 28,968.00

The current Rateable Value of the property for the period 2025/26 is based on Business Rates Wales multiplier of £0.568, however, we strongly advise all interested parties they must rely on their own enquiries of the Local Authority on 01443 425002 to confirm the above figures and in some instances some relief may be applied.

## ENERGY PERFORMANCE CERTIFICATE

The Ground Floor Rear currently has an EPC rating of:

**Energy Efficiency Rating E : 110**

Copy of further floor certificate available on request.

## LEGAL COSTS

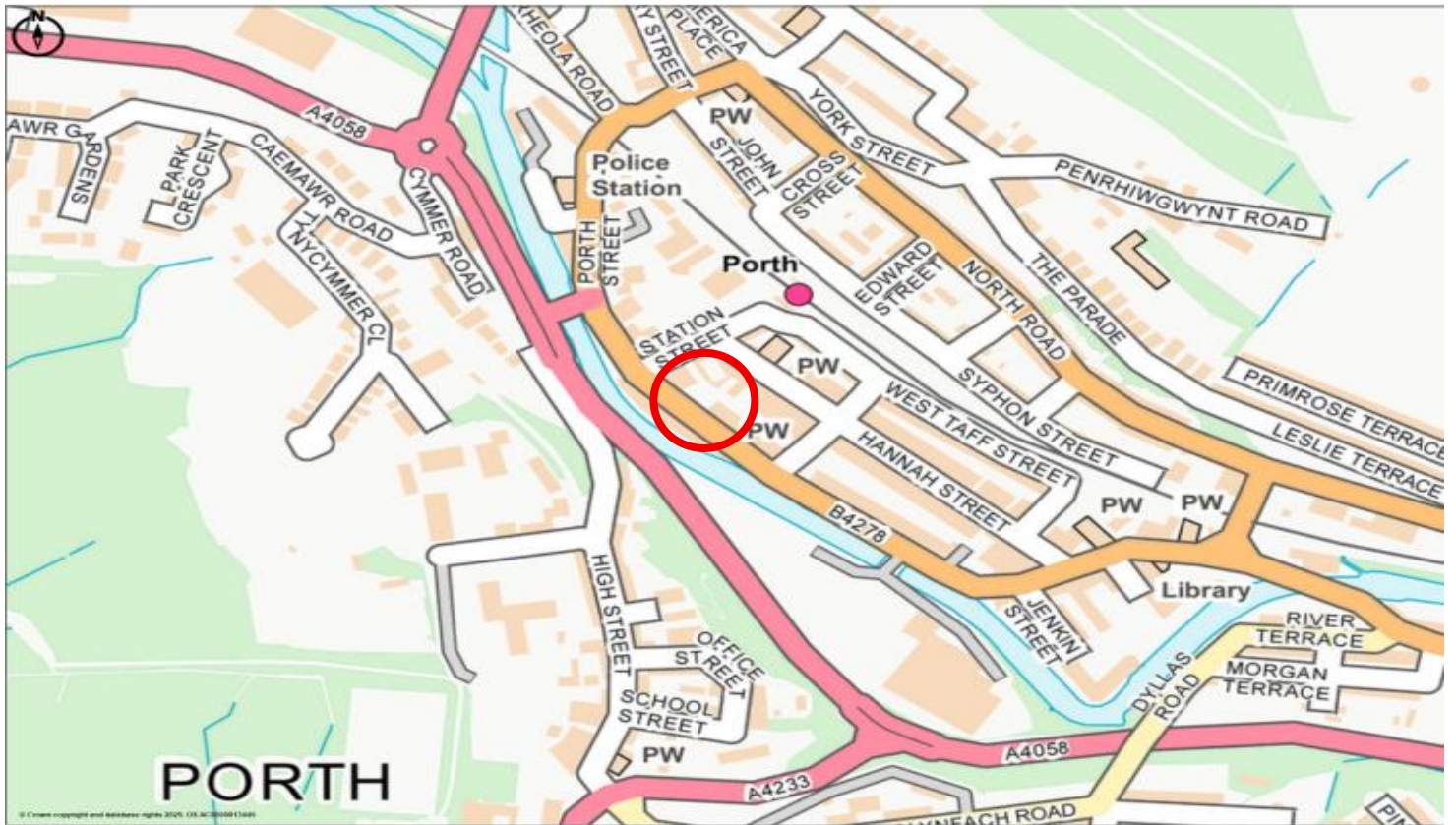
Each party to bear their own legal costs incurred in the transaction.

## VAT

In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.



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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4



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# LEITH HOUSE, PORTH, RHONDDA. CF39 9PH



Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E	110 E	100
126-150	F		
150+	G		

**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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