

**35 Taff Street, Pontypridd, CF37 4TR**

**£150,000**

**\*\* Town Centre Location \*\* Ground Floor Premises \*\* Available Now \*\***

A self contained ground floor premises suitable for various business ventures, subject to the necessary planning consents being obtained.

Comprising mains sales area, two offices, kitchen, cloaks/wc and large basement storage room.

The property is located within the heart of the Town Centre, opposite the new office development and minutes from A470, train/bus stations.

Terms of lease to be negotiated.

Reception/Sales Area 21'1" x 11'8" (6.43 x 3.58)



Glazed entrance door and large display window, two radiators, suspended ceiling, power points and telephone points.

Filing Room/Office 16'0" x 6'9" (4.88 x 2.08)



Two radiators, suspended ceiling, power points and telephone point, door leading to basement storage.

Rear Office 9'9" x 9'1" (2.99 x 2.79)



double glazed window to rear, radiator, power points and telephone point.

Kitchen 9'5" x 8'7" (2.89 x 2.64)



Stainless steel sink unit, wall mounted gas combi boiler, radiator, suspended ceiling, window and door leading to small yard.

Cloaks/WC

WC, wash hand basin, radiator, suspended ceiling with extractor fan.

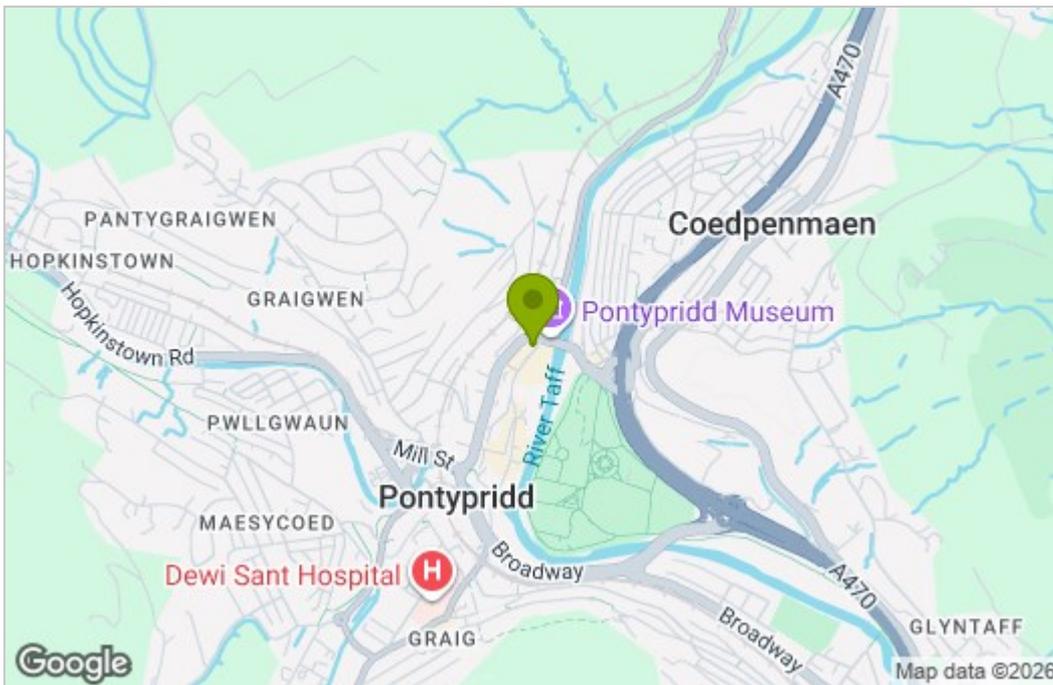
Lower Ground Floor Storage 29'7" x 15'1" (9.03 x 4.62)



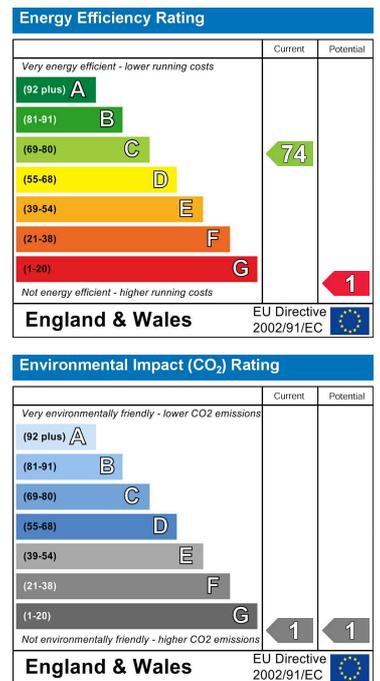
Stainless steel sink unit, two radiators, power points.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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