



2 Market Street

Pontypridd, CF37 2ST

Shop to Let/For Sale
£25,000 pax. / £245,000

4,519 sq ft
(419.83 sq m)

- Prominent position on Market Street, Pontypridd
- Access provided to the Rear in Delivery Area
- Nearby national retailers include Lloyds Bank, Boots, Costa Coffee, Poundland and Alfred's Bar and Grill
- Alternative uses considered, Subject to Planning
- Vacant Possession

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Summary

Available Size	4,519 sq ft
Rent	£25,000 per annum
Price	£245,000
Rates Payable	£14,190.50 per annum
Rateable Value	£25,250
Service Charge	N/A
VAT	Not applicable
EPC Rating	C (74)

Location

Pontypridd Town Centre is located approximately 12 miles north of Cardiff and 21 miles north of Newport. The town has benefited from excellent investment over recent years with the Transport for Wales Building bringing substantial employment to the area.

The property is located in a good position in Pontypridd Town Centre on the pedestrianised Market Street, with nearby occupiers including Lloyds Bank, Boots, Costa Coffee, Poundland and Alfred's Bar and Grill.

Description

The property comprises a two storey building over ground and first floor, with the ground floor providing an open plan sales area and with the first floor providing ancillary accommodation. Access is provided directly from Market Street, with access for deliveries to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	2,590	240.62
Ground - Floor Stores	188	17.47
1st - Floor Ancillary	1,741	161.74
Total	4,519	419.83

Terms

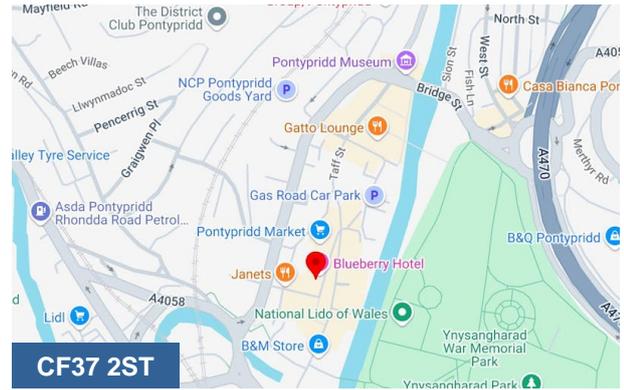
The property is available to let on the basis of a new lease, terms to be agreed. Alternatively, the property is available to purchase freehold with vacant possession.

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Anti-Money Laundering (AML) Regulations

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification where necessary.



Viewing & Further Information



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