



20-20A Taff Street

Pontypridd, CF37 4UA

Retail Investment for Sale

1,140 sq ft
(105.91 sq m)

- For Sale – £220,000
- Potential for Redevelopment Opportunity to Upper Floors
- Excellent Position in the Town, nearby occupiers including Specsavers, Savers, Peacocks, Holland & Barrett

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Summary

Available Size	1,140 sq ft
Price	£220,000
Rates Payable	£8,662 per annum
Rateable Value	£15,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Location

Pontypridd Town Centre is located c. 12 miles north of Cardiff and 21 miles west of Newport. The town has benefitted from investment recently, with the new Transport for Wales building located at the north end of the town, bringing substantial employment to the area.

The property occupies a prominent position on Taff Street with nearby occupiers Specsavers, Peacocks, Savers and Holland & Barrett.

Description

The property is a four storey building over ground, first, second and basement floors. Access into the ground floor sales area is direct from Taff Street. There is no rear access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,140	105.91
Ground - Floor Kitchenette	28	2.60
1st - Floor Storage	654	60.76
2nd - Floor Ancillary	452	41.99
Basement - (Not Measured)	1	0.09
Total	2,275	211.35

Tenure

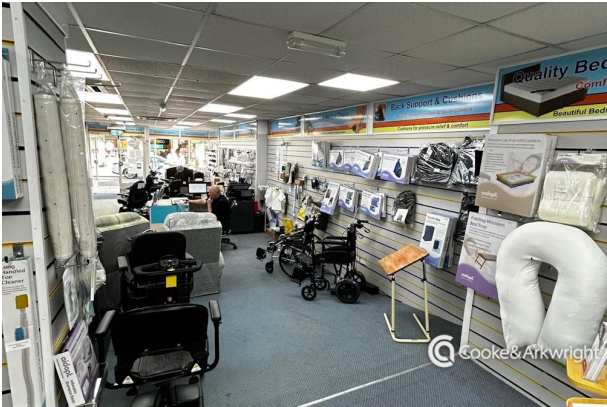
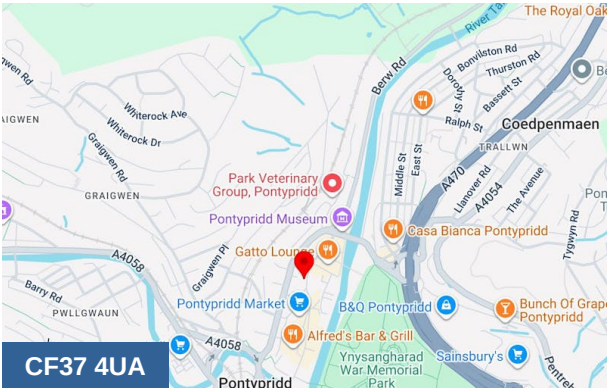
The property is currently let to Bush Healthcare on the basis of a 3 year lease, inside the Landlord and Tenant Act at a rent of £20,000 pax. The tenant is currently holding over. The second floor accommodation is currently vacant and there is a possibility to convert the upper floors to residential accommodation.

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.

Viewings

Viewing strictly by appointment with sole agents Cooke & Arkwright



Viewing & Further Information



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