



49 Commercial Street

Aberdare, CF44 7RW

Shop To Let

103 to 1,011.50 sq ft
(9.57 to 93.97 sq m)

- Prominent position with frontage facing both Commercial Street and Canon Street.
- Newly refurbished and configured.
- Adjacent occupiers include; Iceland, B&M, Ramsdens, TUI and Boots.

49 Commercial Street, Aberdare, CF44 7RW

Summary

Available Size	103 to 1,011.50 sq ft
Rent	£12,000 per annum
Business Rates	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Location

The property is located in the busy town of Aberdare which is situated approximately 25 miles north-west of Cardiff. The property occupies a prominent location within the town with nearby occupiers including Iceland, B&M, Ramsdens, TUI, Boots and the British Heart Foundation.

Description

The unit can be accessed via a single door from Commercial Street, there is rear access via a fire door which could potentially be used for deliveries. The unit has prominent frontage facing both Commercial Street and Canon Street and has been fully refurbished.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	908.50	84.40
Ancillary	103	9.57
Total	1,011.50	93.97

Terms

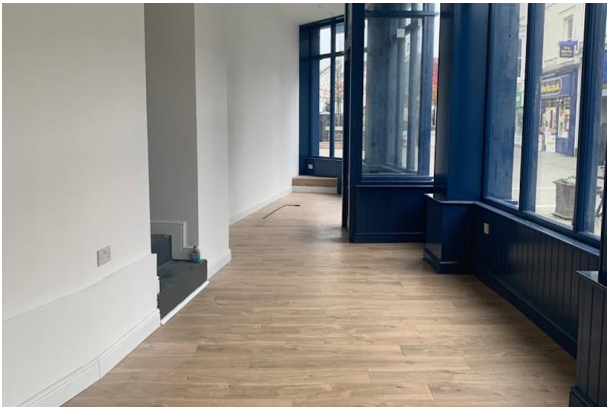
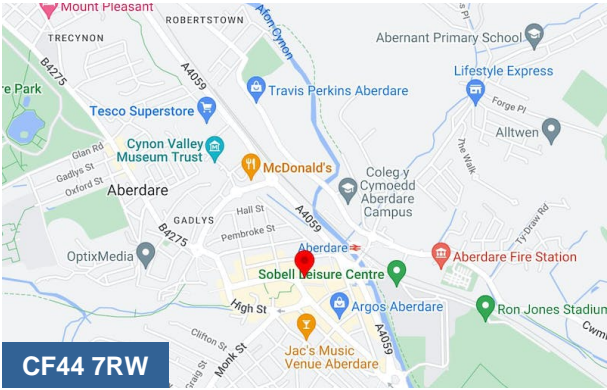
The unit is available to let on the basis of a new lease for a term to be agreed via full repairing and insuring terms.

Planning


We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.


Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information

 **Ella Jefferies**
02920 346 316
ella.jefferies@coark.com

 **Ben Davies**
02920 346 311
ben.davies@coark.com

