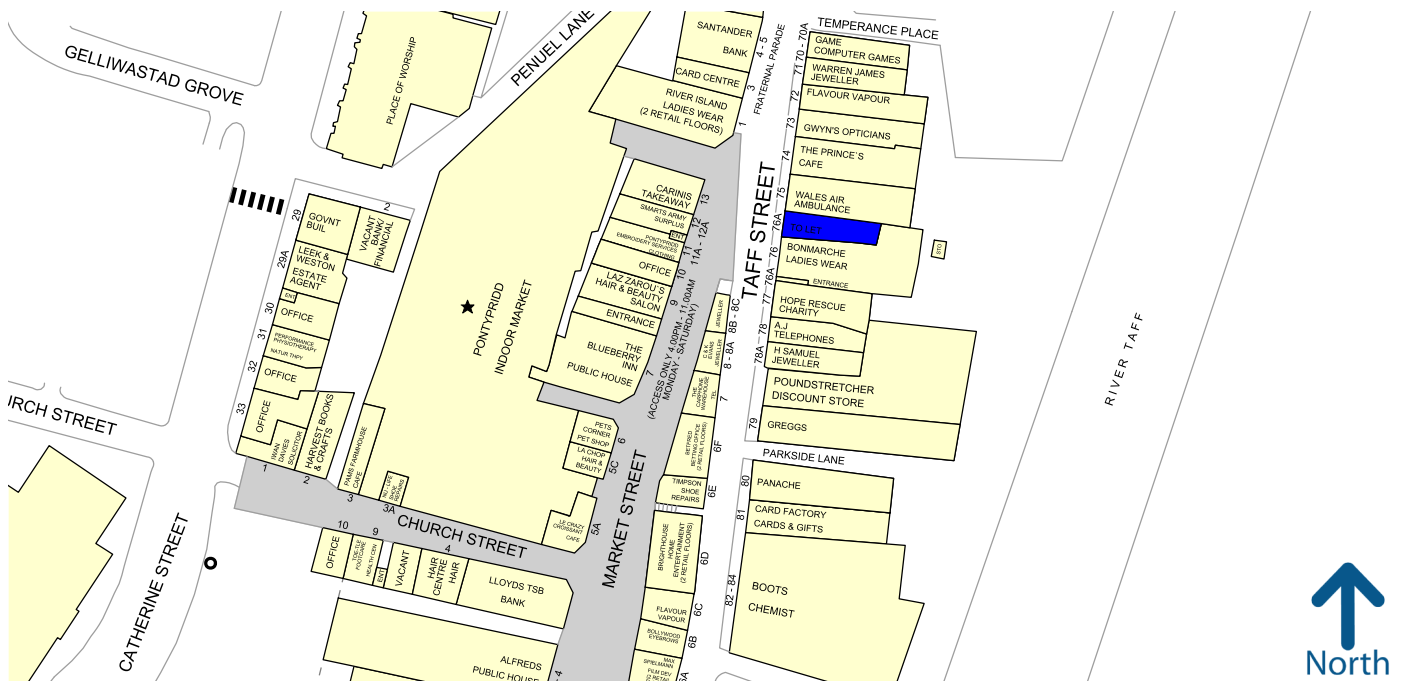


76A TAFF STREET
PONTYPRIDD CF37 4SU



PRIME SHOP TO LET
SUBJECT TO VACANT POSSESSION
GROUND FLOOR SALES - 1,003 SQ FT



The property occupies a 100% prime position on Taff Street, adjacent occupiers being Bon Marché and Wales Air Ambulance. Other occupiers in the immediate vicinity include Poundstretcher, Done Brothers, Greggs, Boots, River Island and Card Factory.

DESCRIPTION

The property comprises a two-storey building over ground and basement floors. Access to the ground floor is provided from Taff Street via a double doorway to the right-hand side of the shop front.

TERMS

The property is available to let on the basis of a new lease for a term to be agreed on full repairing and insuring terms. Rent reviews are to be upwards only and at five yearly intervals.

Quoting Rent £16,500 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable Value £12,500
 Rates Payable (2017/18) £6,238

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

VAT will be payable to the rent.

ACCOMMODATION

The property provides the following approximate areas and dimensions:

Gross Frontage	4.24m	13 ft 11 ins
Internal Width	3.96m	13 ft 00 ins
Shop depth	18.29m	60 ft 00 ins
Ground Floor Sales Area	93.3 sq.m	1,003 sq ft
Basement	39.6 sq.m	426 sq ft
W/C		

EPC RATING

59 - C

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:
 Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD/100941 – FEBRUARY 2018

Dominic Garner dominic.garner@coark.com 029 2034 6375

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com



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