



The Old Pharmacy Brecon Road
Hirwaun, Aberdare, Mid Glamorgan, CF44 9NL

The Old Pharmacy Brecon Road

A Single Storey Detached Commercial Premises situated in the Village of Hirwaun near Aberdare, just off the A465 Neath Abergavenny Trunk Road, previously utilized as a pharmacy but suitable for a variety of purposes, subject if necessary to any local authority planning consent being obtained. The majority of the property is double glazed.

ACCOMMODATION

Retail Area 318 sq ft (30 sq meters)

(19 ft.) (6 meters) Frontage

Inner hallway leading to

Cloakroom with hand basin and WC

EXTERNALLY

Open forecourt

RATING ASSESSMENT

Rateable Value £2,700 - 100% small business relief applies - interested parties should verify this information with local authority rates department.

ASKING RENT £5,000 per annum



Simon Williams – Energy Assessments	
34 Wellfield Avenue	
Neath	
SA11 1AX	
Phone: 07539 214927	
Email: sw.dea14@yahoo.co.uk	

I confirm that I have assessed the site at the following address :

Co-operative Pharmacy, Brecon Road, Hirwaun, Aberdare CF44 9NL.
UPRN 829614360000

on the 23/10/2018 and determined the building to be a non-relevant building.

I completed the assessment following the definition of a "relevant building" as defined in the Standard Licence Conditions (SLCs) to be "a roofed construction having walls, for which energy is used to condition the indoor climate.

The property has no climate conditioning equipment and is also a stand alone non-dwelling building of floor space less than 50m² (53.40m²).

As this is the case the building does not require a Non Domestic Energy Performance Certificate.

I confirm that I am an accredited assessor and provide my credentials:

Accreditation Number: STRO 017461

Accreditation Scheme: NDEA Stroma

Assessor Name: Simon Williams

Assessor Signature: *[Signature]* Date: 23/10/2018



Services

Water, Electricity and Main Sewer

Price

Annual Rental Of £5,000

Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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