



5 Canon Street

Aberdare, CF44 7AT

FOR SALE / TO LET

THREE STOREY RETAIL UNIT
2,298 ft² (213.56 m²)

- + Self contained entrance to upper floors
- + Large frontage
- + Disabled access

029 2081 1581

LOCATION

Aberdare is a popular town in the Cynon Valley area of Rhondda Cynon Taf. It has a population of approximately 32,000 people and lies 4 miles south west of Merthyr Tydfil, 20 miles north west of Cardiff and 22 miles north east of Swansea. The B4275 road runs through the town connecting it to the A465 to the north and the A470 to the south. There are regular bus routes that service the town centre and Aberdare train station is a short distance to the east of the retailing area.

The property occupies an excellent position along Canon Street close to the pedestrianised junction with Whitcombe Street. Church Street car park is within a two minute walk accessed via Church Street. Canon Street and the surrounding retailing area has a good mix of local and national retailers. Notable occupiers in close proximity include Lloyds bank, Bidmead Cook and The Works.

DESCRIPTION

The property comprises a three storey mid terraced retail unit with a self contained entrance to the upper floors. Internally, the property comprises a large open plan sales area to the front with a kitchen area and private courtyard towards the rear. The upper floors, which can be access internally or via its own doorway on Canon Street, consist of cellular rooms a WC and disabled WC. The staircase to the first floor benefits from a stair lift allowing disabled persons to utilise the first floor area.

In addition, the property has both electric and gas fired central heating, double glazed windows and security alarm system.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,045 ft ²		(97.15 m ²)
First Floor	610 ft ²		(56.66 m ²)
Second Floor	643 ft ²		(59.75 m ²)
Total	2,298 ft ²		(213.56 m ²)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

It is understood that the property benefits from D1 planning use. There is potential for alternative uses subject to planning consent.

RENT

£15,000 per annum exclusive.

PURCHASE PRICE

£175,000 for the freehold interest.

BUSINESS RATES

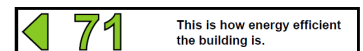
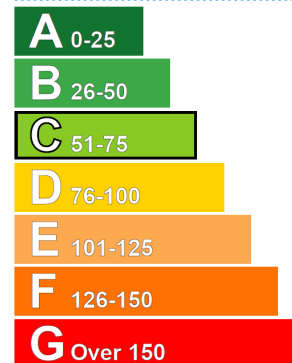
The rateable value of the property is £14,250 resulting in the rates payable being £7,110.75 for the year ending March 31st 2018. Interested parties should rely on their own enquiries with the Local Authority.

EPC

More energy efficient



Net zero CO₂ emissions



This is how energy efficient the building is.

Less energy efficient

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
 Email: david@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2017

5 Canon Street
 Aberdare, CF44 7AT

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.