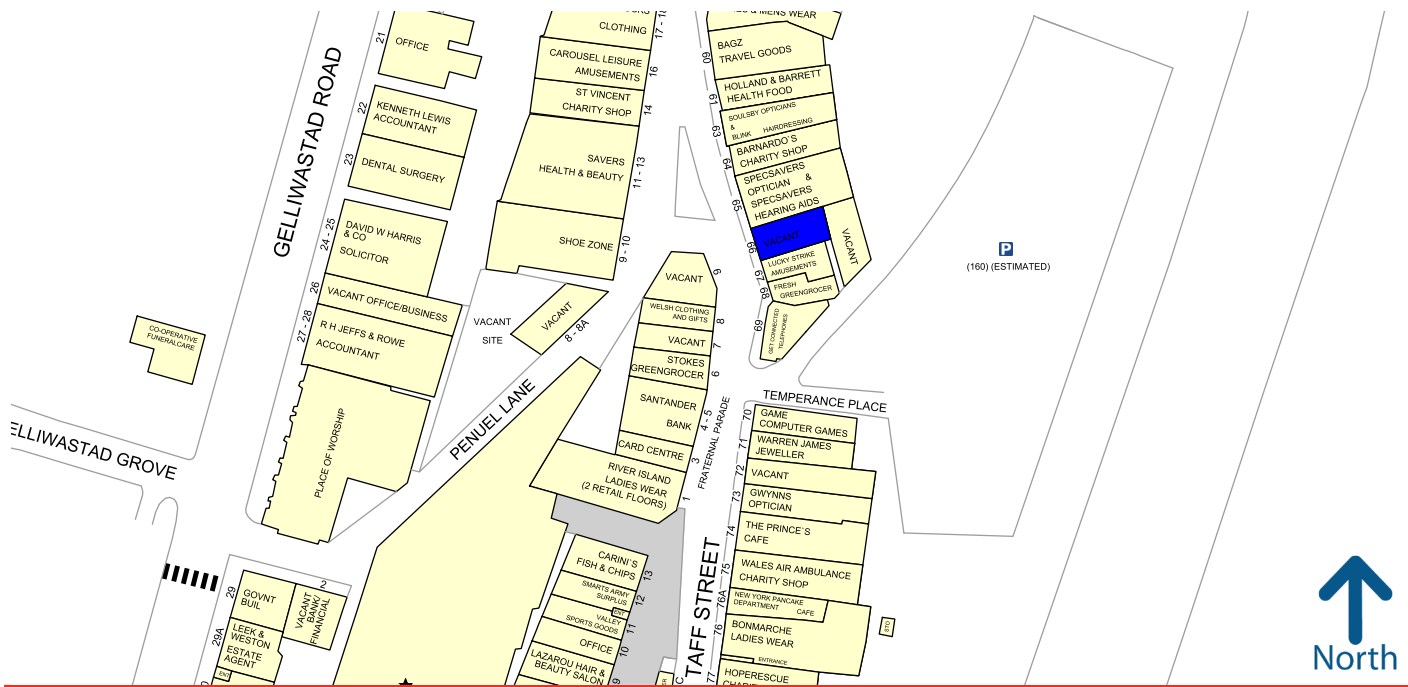


**67 TAFF STREET**  
PONTYPRIDD, CF37 4TD



**SHOP TO LET**



The property occupies a prominent position on Taff Street with adjacent occupiers being Specsavers and Lucky Strike Amusements. Other retailers in the immediate vicinity include Savers, Shoe Zone, Holland & Barrett and Get Connected.

#### DESCRIPTION

The property is a two storey building over ground and first floor. Access into the ground floor sales area is directly from Taff Street.

#### TERMS

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

Quoting rent £ 20,000 pax

#### RATEABLE VALUE

The 2017 Rateable Value for the property is:-

Rateable value: £15,750  
 Rates payable: £8,096

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

VAT  
 TBC

EPC RATING  
 D - 81

#### ACCOMMODATION

The property provides the following approximate areas and dimensions:

Gross Frontage	6.60 m	21 ft 08 ins
Net Frontage	5.84 m	19 ft 02 ins
Internal Width	5.28 m	17 ft 04 ins
Shop Depth	14.45 m	47 ft 05 ins
Built Depth	19.60 m	64 ft 04 ins
Ground Floor Sales	76.92 sq.m	828 sq ft
Ground Floor Store	8.27 sq.m	89 sq ft
First Floor Store	70.69 sq.m	761 sq ft

W/C

#### PLANNING

We understand that the property benefits from A1 use however A2/A3 uses will be considered subject to the tenant obtaining all necessary planning permissions.

#### LEGAL COSTS

Each party to bear its own 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/101280 – OCTOBER 2018

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

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

Regulated by RICS

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