



Former Cinnamon Tree

Tonteg Road, Treforest Industrial Estate, Pontypridd, CF37 5UA

Former Restaurant - TO LET

2,824 sq ft
(262.36 sq m)

- Prominent Roadside Location, Fronting Established Trading Estate
- Drive Thru Opportunity
- Excellent Road Links A470 & M4 - High Traffic Count
- A3 Use - Other Uses Considered
- £50,000 Quoting Rent

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Summary

Available Size	2,824 sq ft
Rent	£50,000.00 per annum
Rates Payable	£17,387.50 per annum Based on 2023 Valuation
Rateable Value	£32,500
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property occupies an excellent position off Tonteg Road, with good transport links via the A470 & M4. Consequently, the site benefits from a high traffic count.

Fronting Taff Business Centre, the location attracts numerous businesses and occupiers across a range of uses including B1/B2/A1/A3 etc.

Pontypridd town centre is located c.4 miles to the north, with Cardiff city centre c.10 miles to the south.

Description

The property is a former purpose built A3 restaurant, with drive thru in situ. Due to existing layout, opportunity to extend site boundary with landlord's consent.

Internally - current configuration with restaurant fixtures and fitting in place, kitchen and W/C's to the rear. The property could be handed over in a cleared shell and open layout, ready for an in-going tenant's fit out.

Externally - There are 31 car parking spaces in the site's current configuration. Outside seating is possible, subject to planning and landlord's consent.

Terms

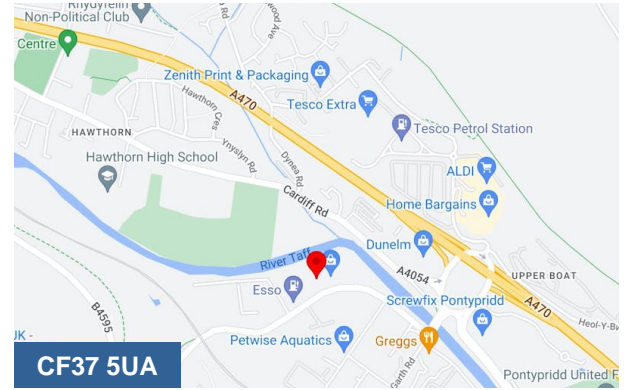
The property is available to let on the basis of a new lease, terms to be agreed.

Planning

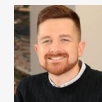
The property benefits from A3 use. Other uses considered subject to planning and landlord's consent.

Viewings

To be arranged via sole letting agents Cooke & Arkwright.



Viewing & Further Information



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