

PROMINENT RETAIL UNIT TO LET SUBJECT TO VACANT POSSESSION



3 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UH



LOCATION

Pontypridd is located 11 miles north west of Cardiff with a resident population of c. 33,000 and is also home to the University of South Wales with some 18,000 students.

The property occupies an excellent position on Taff Street which is Pontypridd's prime retailing thoroughfare with a mixture of national and local covenants.

Nearby occupiers include Santander, Savers, Warren James, Specsaver and Holland & Barrett.

ACCOMMODATION

The premises are arranged over ground and basement floors, comprising the following approximate net internal floor areas:-

Internal Width	16'3"	4.95 m
Ground Floor	962 sq ft	89.4 sq m
First Floor	889 sq ft	82.6 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years as appropriate.

RENT

£21,000 per annum exclusive.

RATES

As per the Valuation Office Agency, the Rateable Value for this property is £14,000. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The property has an Energy Performance Rating of **D80**. A Certificate and Recommendations are available upon request.

COSTS

Each party to be responsible for their own legal and professional costs.

VIEWINGS

Strictly by prior appointment through

Contact:	James Burt	Nigel Panton
Email:	jburt@bklprop.co.uk	npanton@bklprop.co.uk
Mobile:	07730 671 229	07788 457 632

Under Anti Money Laundering Regulations we are obliged by HMRC to verify the identity and ultimate beneficial owner of the purchaser / tenant once a sale / letting has been agreed. We will therefore require certain documents and these will be confirmed.

3 FRATERNAL PARADE, TAFF STREET, PONTYPRIDD, CF37 4UH



SUBJECT PROPERTY



Misrepresentation Act - Whilst every care is taken in preparation of these particulars BKL Property Consultants LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximately and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. BKL is the trading name of BKL Property Consultants LLP Registered Office 25 North Row, London, W1K 6DJ Registered in England No OC428725 Regulated by RICS