



100 - 101 Bute Street

Treorchy, CF42 6AH

TO LET / FOR SALE

£16,500 p.a. / £175,000

FORMER BANK PREMISES

FREEHOLD

680 to 2,179 sq ft
(63.17 to 202.44 sq m)

- Former Bank Premises For Sale
- Prominent Location on Bute Street, Treorchy
- The Property is Suitable For a Range of Uses, Subject To Planning
- Other operators on Bute Street include; Superdrug, Principality Building Society, TUI, Specsavers & Greggs

Summary

Available Size	680 to 2,179 sq ft
Rent	£16,500 per annum
Price	£175,000
Rates Payable	£5,170.40 per annum
Rateable Value	£9,200
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property occupies a prominent position on Bute Street, the main arterial route between Treorchy and Treherbert and thus a high volume of traffic passing through the town. Treorchy won the 'High Street of the Year' award in 2023, recognising the town's community led events and a high occupancy rate, with good tenant mix. Notable occupiers in the town include Superdrug, TUI, Principality Building Society, Specsavers, Betfred and Greggs, along with numerous independent A1-A3 operators.

Description

The property is a former Barclays Bank and is currently configured to the corporate bank fit out, over two floors. The ground floor sales area is raised open plan area with accessibility lift and staircase to the first floor, there are also two break out rooms. The rear of the property provides a number of storage rooms, staircase, staff room, strong room, toilet and two fire escapes leading to the side lane. The first floor includes office space, toilet and staff canteen.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	680	63.17
Ground - Ancillary	726	67.45
1st - Ancillary	773	71.81
Total	2,179	202.43

Terms

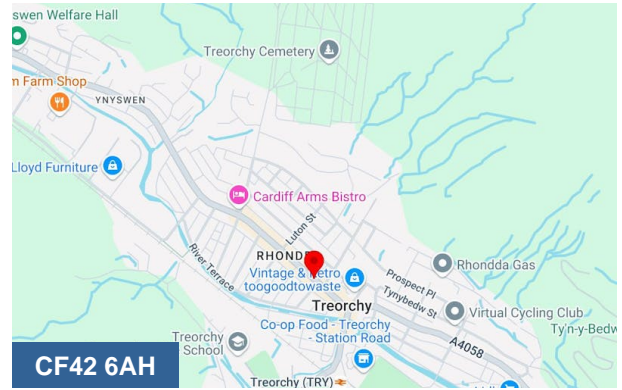
The property is available via new lease, terms to be agreed. Alternatively, the freehold with vacant possession is available at a price of £175,000

Planning

The unit benefits from A2 planning consent. Other uses are considered, subject to planning.

Viewings

By appointment with joints agents Cooke & Arkwright or Jones Norris Adams - 020 7491 0207



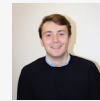
Viewing & Further Information



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