



Shop Unit Washington Buildings,

Station Street, Porth, Rhondda Cynon Taff, CF39 9NY

Rent: £1,000.00 Per Calendar Month

1A Dunraven Street, Tonypany. CF40 1QE | www.thomasestateagents.co.uk | 01443 434091



Shop Unit

Washington Buildings, Station Street

Porth, Rhondda Cynon Taff, CF39 9NY

Thomas Estate Agents are pleased to offer for rent this two-storey commercial unit located in a prime location of Porth. Porth offers a wide range of amenities including eateries, cafes, public houses, supermarkets, retail outlets and more. The premise is located directly adjacent to Porth Train Station and bus station, offering high levels of foot traffic.

Services

Mains Electricity, Mains Water, Mains Drainage

Business Rates

To be confirmed by RCTCBC or VOA

Property Description:

The property comprises of a main shop area with staircase leading to a basement shop area, kitchenette & WC. The property further benefits from A1 Use Class, wheelchair access, flexible lease agreement terms and length depending on the applicants requirements.

Property Dimensions:

Main Shop Area (33' 10" x 48' 9") or (10.32m x 14.85m)

Access provided via two UPVC double glazed doors, the main shop area comprises of carpeted flooring, white emulsion walls & ceiling, a range of ceiling lights, switches, sockets, wall-mounted electric heaters, five single glazed windows. Offers access to basement shop area.

Basement Shop Area (30' 10" x 47' 5" Max) or (9.41m x 14.46m Max)

Carpeted flooring, white emulsion walls, suspended ceiling with built-in lighting, switches, sockets, kitchenette area comprises of a range of wall & base units, oven, stainless steel sink/drainer, fitted worktop, under-counter water, heater, cupboard housing stop tap & water meter. Offers access to WC & the rear external via a steel fire escape route.

W.C. (6' 11" x 4' 8") or (2.12m x 1.43m)

Tiled flooring, white emulsion walls & ceiling, single light pendant, pedestal wash hand basin, WC, consumer unit.



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Bond: £1,000.00

Holding Deposit: £203.77

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

< 62 This is how energy efficient the building is.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



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