



29 Taff Street

Pontypridd, CF37 4TR

Large Retail Unit To Let

7,123 sq ft

(661.75 sq m)

- Prime Town Centre Position
- Large Frontage
- Opposite New Gatto Lounge from The Loungers Group
- Opposite Transport for Wales HQ and the impressive new Library

Summary

Available Size	7,123 sq ft
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Location

Pontypridd is located in the Unitary Authority of Rhondda Cynon Taff, nearby towns include Caerphilly located approximately 7 miles to the south and Cardiff approximately 18 miles to the south west. The property occupies a prominent location on Taff Street and benefits from a large double frontage. Nearby retailers include Loungers, Gloden, Ladbrooks and Subway. Opposite is the Transport for Wales Headquarters.

Description

The property comprises a former Co-operative food store with large ground floor sales area, and large ancillary area arranged over three floors. The property also benefits from a rear delivery service yard at second floor level and a goods lift.

Accommodation

The accommodation comprises of the following:- Gross Frontage 14.3 m 46 ft 11 inches
Net Frontage 12.8m 41 ft 11 inches

Name	sq ft	sq m
Ground - Sales	4,559	423.54
Ground - Ancillary	607	56.39
1st - Ancillary	129	11.98
2nd - Ancillary	1,499	139.26
3rd - Ancillary	158	14.68
3rd - Kitchen	171	15.89
Outdoor - Service Yard	795	73.86
Total	7,918	735.60

Tenure

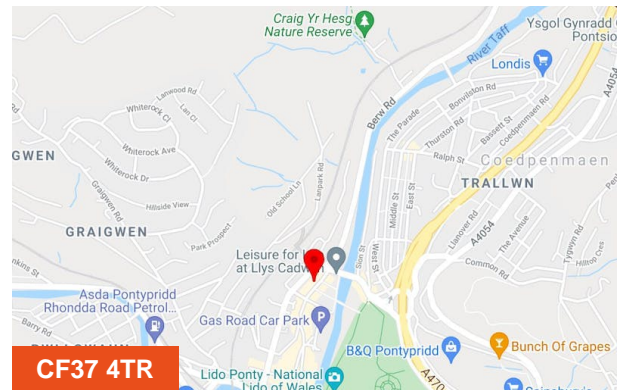
The property is available by way of an assignment or sublease for a term expiring 29th September 2024.

VAT

VAT will be payable on all figures quoted at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred with the transaction.

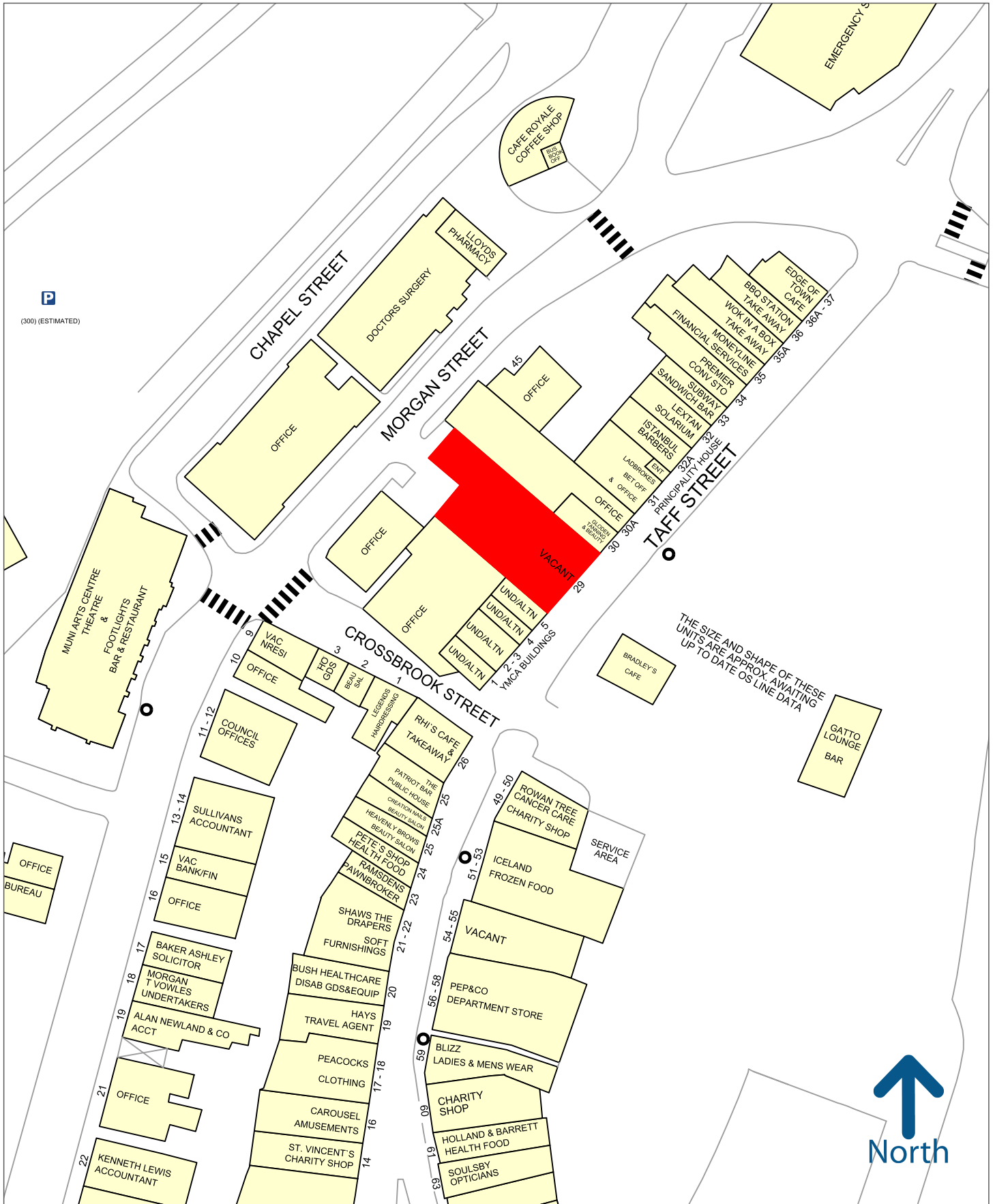


Viewing & Further Information

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50 metres

Experian Goad Plan Created: 25/01/2022
Created By: Hartnell Taylor Cook LLP



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