



Unit 2, Former Trebanog Arms, Trebanog Road

Porth, CF39 9DU

£10,000 Per Annum

HARRIS & BIRT

Opportunity to let large self contained retail unit adjacent to Dominos Pizza on busy arterial road.

Location

The property is located on Trebanog Road (A4233) in Porth approximately 6 miles from J34 of the M4. Nearby towns include Porth and Tonypany. Pontypridd lies approximately 4 miles to the south east with easy access to the A470 dual carriageway leading to Cardiff circa 12 miles to the south and Merthyr Tydfil circa 12 miles to the north.

Description

The property forms part of the former Trebanog Arms which has been redeveloped to provide 2 No individual self contained retail units. The subject unit offers a substantial floor area and is accessed via a single aluminium door to the front. There is ample communal parking and an area for deliveries.

Subject to lease length and covenant strength, the landlord may consider contributing to the proposed tenant fit-out which will include a new shop front.

Accommodation

From measurements taken onsite, we have calculated the following approximate Net Internal Areas:

Total NIA - 1,369 sq ft (127.2 sq m)

Terms

The property is available to let on new lease terms to be agreed.

Rent

£10,000 per annum exclusive.

Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion.

Planning Permission

The Subject unit benefits from A1, A2 or A3 planning consent as per application No, 24/0379/10 dated 25th June 2024. For further information, please visit the RCT Council planning portal.

We understand that the hours of business are restricted as follows:

Sunday - Friday - 09.00 - 23.00 hours

Saturday - 09.00 - 00.00 hours

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is NOT payable.

EPC Rating

EPC Rating: TBC

Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: To be assessed.

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

Arranging a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office or email commercial@harrisbirt.co.uk to arrange a viewing appointment.

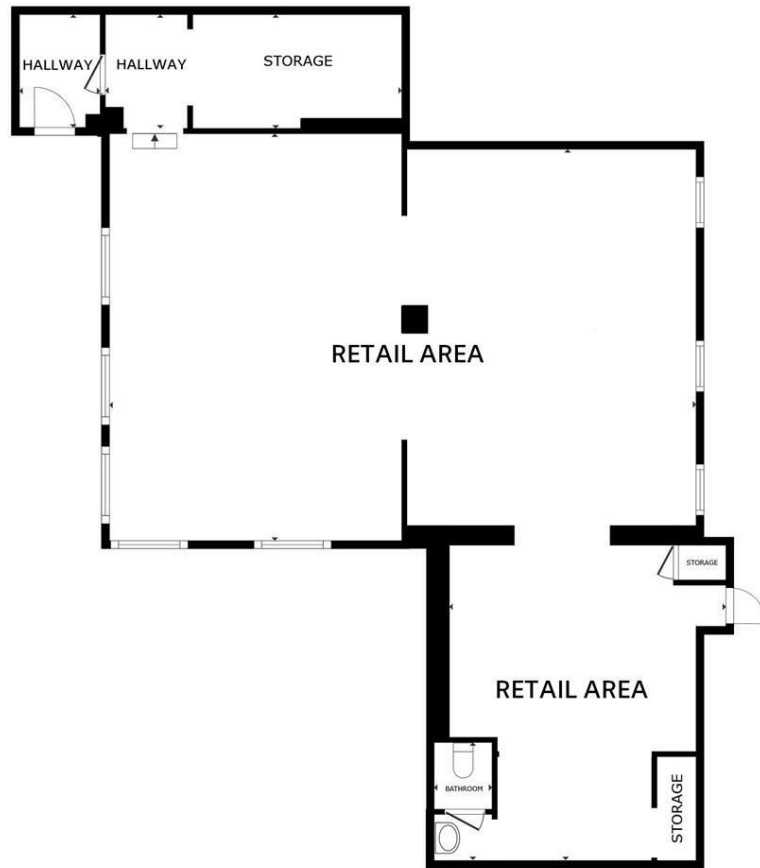
Contact: Daniel Jones MSc BSc (Hons) MRICS or Kelly Lakin BSc (Hons) in the Land & Commercial team. commercial@harrisbirt.co.uk / 01446 771777.

All Enquiries

Harris & Birt Chartered Surveyors
65 High Street
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Vale of Glamorgan
CF71 7AF

Brochure created 20.11.2024 - Ref: RCW 64





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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