



Ground Floor, Unit 3 Ely Valley Road

Talbot Green, Pontyclun, CF72 8AL

£11,000 Per Annum

HARRIS & BIRT

Opportunity to let a ground floor retail unit with car parking located within the well established Ely Valley Shopping Centre.

Location

The property is located on the well established Ely Valley Shopping Centre in Pontyclun, Llantrisant. The site benefits from excellent road connections via the A473 and in turn the A4119 which links with Junction 34 of the M4 motorway a short distance to the south east. Cardiff is located approximately 13.5 miles to the south east and Bridgend located 11 miles to the south west.

Description

The property comprises a mid terrace retail unit with first floor offices, storage, kitchen and WC facilities and is located within the busy Ely Valley Shopping Parade. Internally, the ground floor benefits from a mixture of floor coverings with a shop front and personnel door. There is a rear internal staircase leading to the first floor accommodation.

Externally the unit is located adjacent to the main Bus Station and there is allocated parking for vehicles directly to the front.

Accommodation

From measurements taken on site, we have calculated the following approximate floor areas on a Net Internal basis:

Unit 3
Ground Floor - 687 sq ft (63.8 sq m)

Services

The property benefits from mains water, drainage and electricity. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently to the state and condition of such items prior to the transaction completing.

Terms

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

Rent

£11,000 per annum.

Energy Performance Rating

EPC Rating: C (60)

Business Rates

We have made online enquiries of the Valuation Office who confirm the following combined Rateable

Value:

Units 1, 3 & 5 Ely Valley Road:
Rateable Value: £28,000
Uniform Business Rate (UBR): 50.2

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

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 have been advised that VAT is not payable.

Anti Money Laundering

As part of our obligations 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.

Arrange of Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

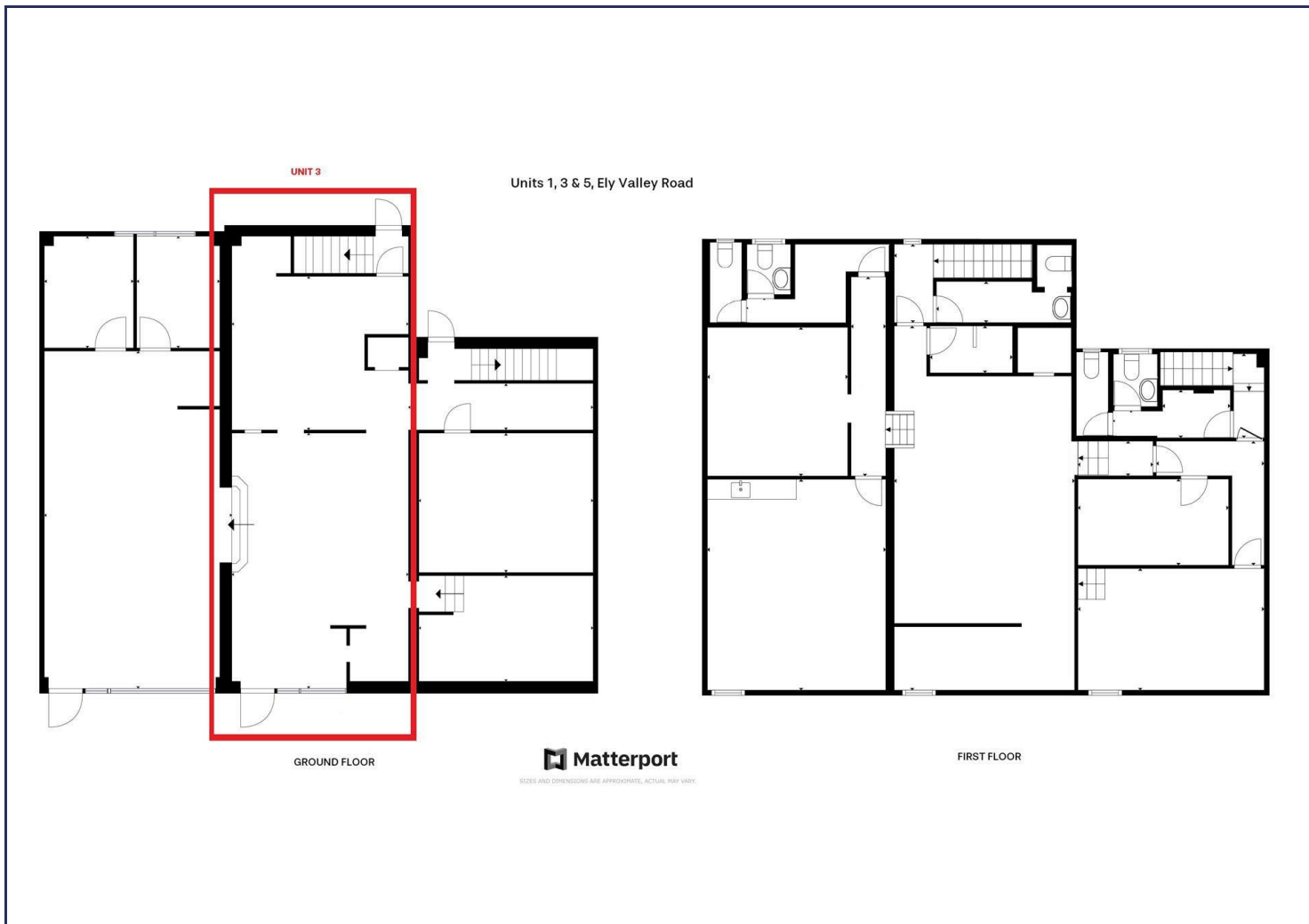
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All Enquiries

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Brochure created 24.01.25 - Ref: DJ/COM





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