



The Salvation Army Hall

Wind Street, Aberdare, CF44 7ES

Offers In The Region Of £80,000

HARRIS & BIRT

Rare opportunity to acquire a single storey purpose built community premises which is suitable for a variety of uses subject to obtaining the necessary planning consents.

Location

Wind Street is centrally located within Aberdare, a prominent town in the Valley within Rhondda Cynon Taf. The area benefits from a mix of commercial, community, and residential uses. Aberdare town centre is a short distance away, offering a wider range of national retailers, supermarkets, and amenities.

The property enjoys good transport connectivity, with Aberdare railway station located approximately 0.5 miles away, providing direct links to Pontypridd, Merthyr Tydfil and Cardiff. Road access is also strong, with the nearby A4059 offering convenient connections to the A470 and the wider South Wales road network.

Description

The property comprises a single-storey former Salvation Army hall of traditional construction, providing a main hall, kitchen, office and store rooms. The property is suitable for a variety of community, educational, or alternative uses, subject to obtaining the necessary planning consents.

The building fronts directly onto Wind Street and features a main entrance with double door access as well as an adjacent fire escape which leads onto the main road.

Accommodation

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

Total NIA – 890 sq ft (82.7 sq m)

The above measurements exclude WC facilities and corridors.

Services

We understand that the property benefits from mains water, drainage, electricity and gas. 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.

Price

Offers in the Region of £80,000 exclusive.

Energy Performance Certificate

EPC Rating: C (72)

Business Rates

The property is not currently in the VOA Rating List.

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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 VAT is not payable.

Tenure

Freehold subject to Vacant Possession. Title No WA934614.

Planning

We advise that all prospective purchasers make their own enquiries with RCT Planning Department in relation to planning consents.

Legal Costs

Each party are to be responsible for their own legal costs occurred in this matter.

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 documentation requested.

Viewing Arrangements

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)

commercial@harrisbirt.co.uk / 01446 771777.

All Enquiries

Harris & Birt Chartered Surveyors and Estate Agents

65 High Street

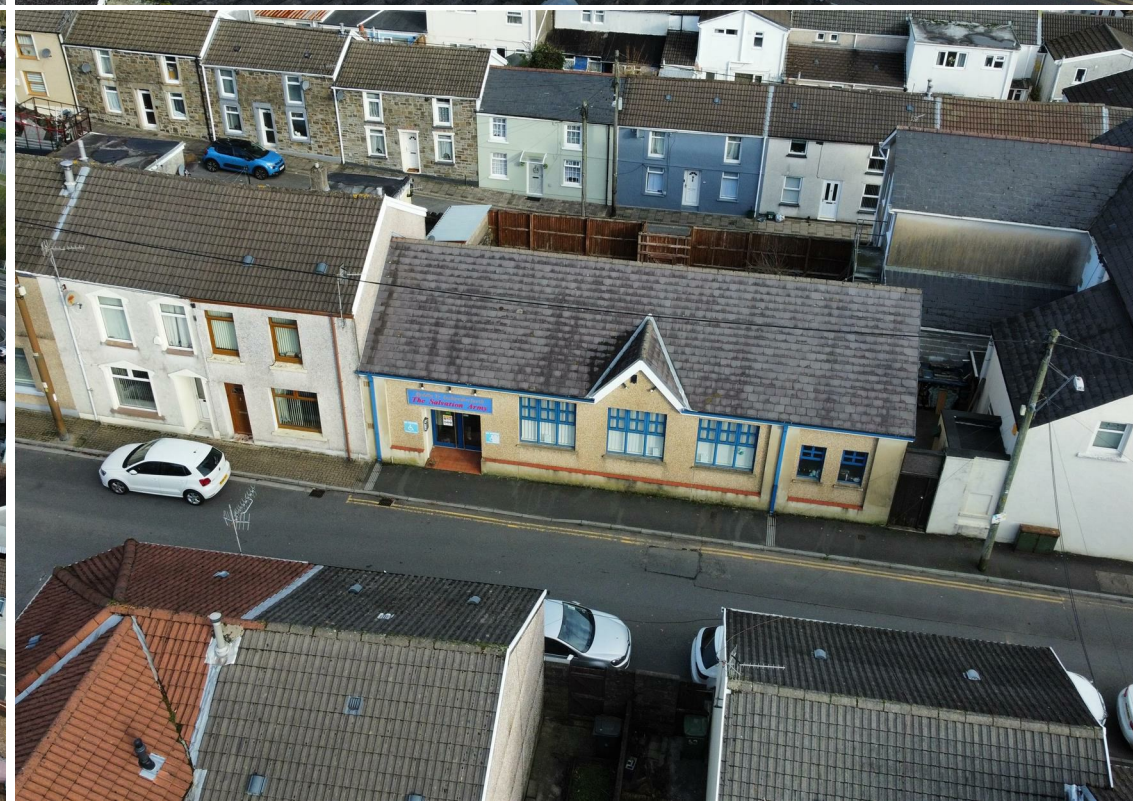
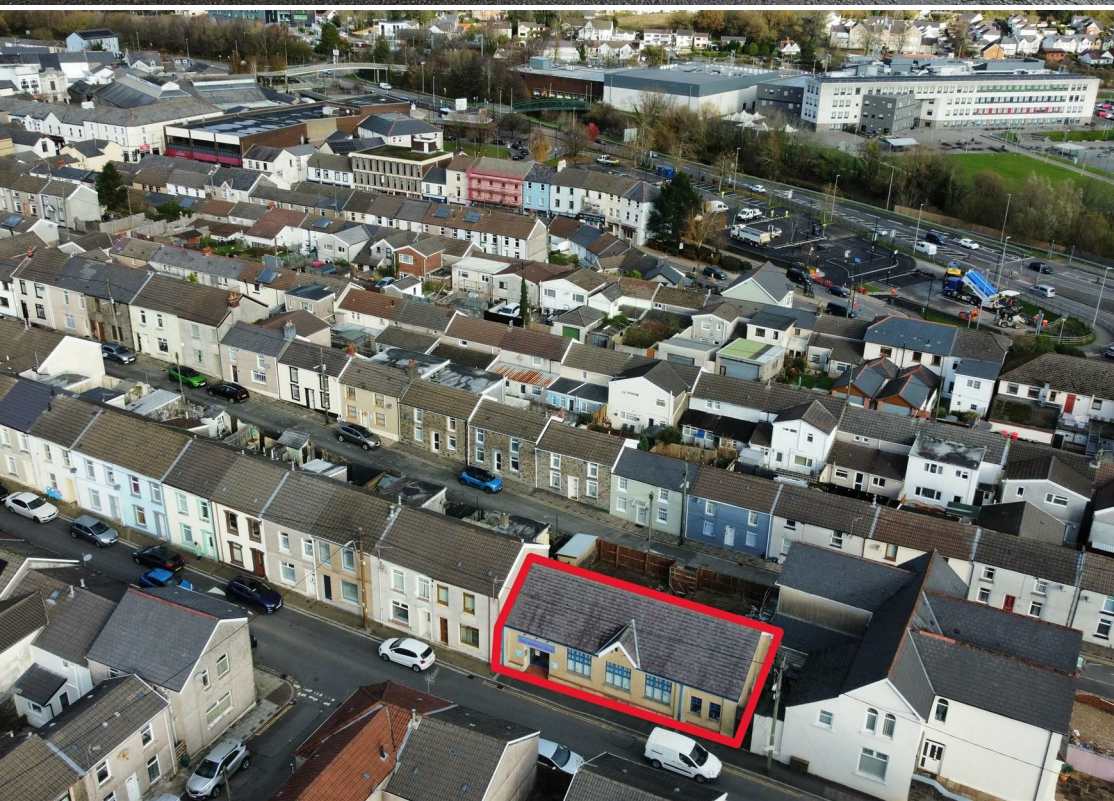
Cowbridge

Vale of Glamorgan

CF71 7AF

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Salvation Army Hall, Wind Street, Aberdare



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

