



## Unit 1 Ely Valley Road

Talbot Green, Pontyclun CF72 8AL

£11,500 Per Annum

HARRIS & BIRT

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Opportunity to let a retail unit with first floor accommodation and 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 occupies a prominent corner position within a busy retail parade and comprises of ground floor retail and first floor office, store and ancillary accommodation. Internally, the ground floor benefits from a mixture of floor coverings with a shop front and staircase leading to the first floor accommodation which includes WC facilities.

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 1  
Ground Floor - 450 sq ft (41.8 sq m)  
First Floor - 397 sq ft (36.8 sq m)

Total NIA - 847 sq ft (78.8 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

£11,500 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)

commercial@harrisbirt.co.uk / 01446 771777

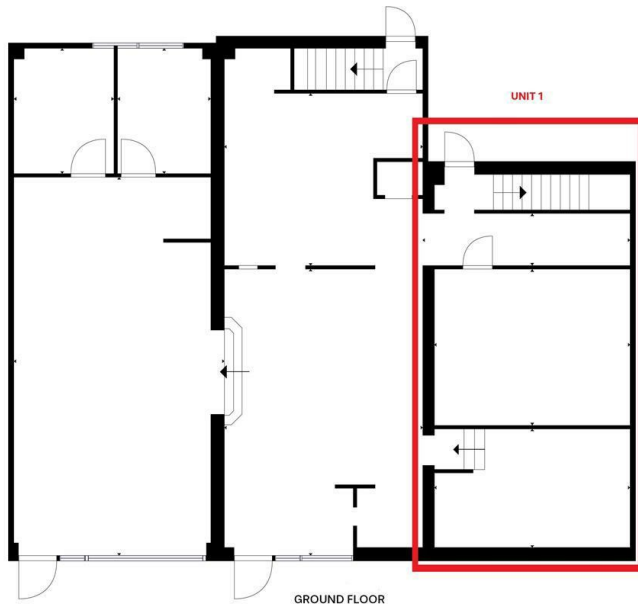
### All Enquiries

Harris & Birt Chartered Surveyors and Estate Agents  
65 High Street  
Cowbridge  
Vale of Glamorgan  
CF71 7AF

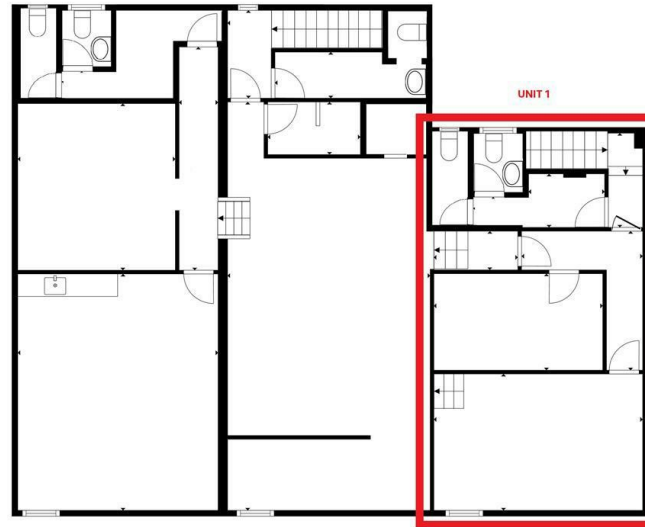
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Units 1, 3 & 5, Ely Valley Road



GROUND FLOOR



FIRST FLOOR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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