



Former Broadway Van Centre, 182 Broadway

Treforest, Pontypridd, CF37 1BD

£20,000 Per Annum

HARRIS & BIRT

Opportunity to let a prominent sales site on a busy thoroughfare linking Treforest and Pontypridd which is available immediately and suitable for a variety of uses subject to obtaining the necessary planning consents.

Location

The subject property is located on Broadway in Treforest which is strategically positioned at the edge of the town of Pontypridd. The building is prominently situated on a roadside plot and is visible from the main thoroughfare. Treforest offers excellent transport links and is within close proximity to the A470 with Cardiff circa 8 miles to the south.

Description

The subject property comprises a rectangular car and van sales site providing a substantial open storage and display area, partly covered by a canopy. The site benefits from a portable office cabin, concrete surfaced yard, and secure perimeter steel fencing in part. The yard is currently utilised for vehicle sales and has capacity to accommodate approximately 30 vehicles. Public WC facilities are located adjacent to the site. The property would suit a variety of commercial uses, subject to the necessary planning consents, and is available for immediate occupation.

Accommodation

From measurements taken on site, we have calculated the following approximate Site Acreage:-

Total Site Area - approximately 0.1 acres (0.04 Ha)

Services

The property benefits from mains water and electricity, however there is no gas or mains drainage connected to the property. However, we have not tested any of the service installations and prospective occupiers are advised to satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

Rent

£20,000 per annum

Business Rates

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

Rateable Value: £8,300

Uniform Business Rate (UBR): 50.2

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

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 applicable.

Planning

All prospective tenants are to make their own enquiries with the Local Authority in relation to any planning queries. We understand that in this instance the landlord will not allow car wash operators as the site is not connected to a mains drain facility.

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 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 a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 02920614411 , or email commercial@harrisbirt.co.uk to arrange a viewing appointment.

Contact: Daniel Jones BSc (Hons) MRICS

or

Brooke Annandale BSc (Hons)

All Enquiries

Harris & Birt Chartered Surveyors

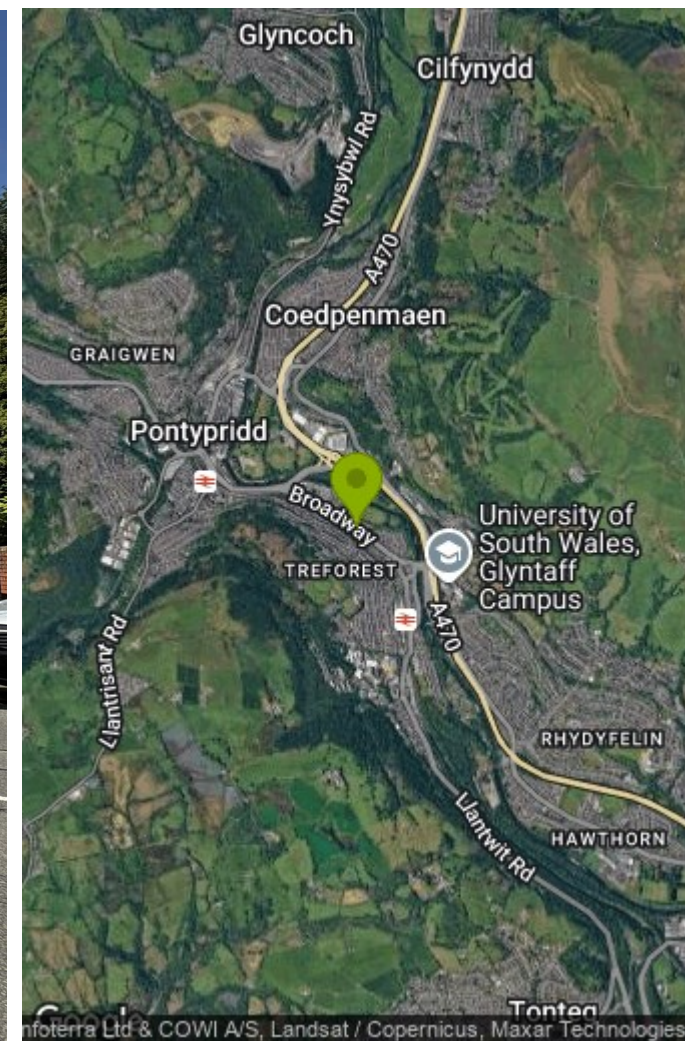
Caerphilly Road

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Brochure created: 11th May 2026 Ref: ICW48





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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		

