



## 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](mailto: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

Cardiff

CF14 4QF

Brochure created: 11th May 2026 Ref: ICW48



# 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)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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

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

