Jevas House, 36 Talbot Road

Talbot Green, Pontyclun, CF72 8AF

£26,000 Per Annum

HARRIS & BIRT

Opportunity to let a mid terrace two storey building circa 2,756 sq ft (256 sq m) in Talbot Green with main road visibility and parking. The property is suitable for a range of uses subject to obtaining the necessary planning consents.

Location

The subject property is positioned on Talbot Road, the main thoroughfare of Talbot Green. The property benefits from excellent road connections via the A473 and in turn the A4119 which links with Junction 34 of the M4 Motorway approximately 3.5 miles to the south east. Cardiff is located approximately 13.5 miles to the south east and Bridgend is located approximately 11 miles to the south west.

Description

The property comprises a mid terrace two storey building currently configured for retail use. It is prominently located on Talbot Road, and would suit a variety of uses subject to obtaining the necessary planning consents.

Internally, the accommodation includes a reception area, two large rooms, kitchen and WC facilities, and benefits from suspended ceilings, fluorescent tube lighting and electric shutter doors securing the shop front. The first floor is accessed via stairs in reception and offers office or storage space.

Externally, the property benefits from a forecourt which has parking provision for approximately 3-4 vehicles.

Accommodation

From measurements taken on site, we have calculated the following approximate Net Internal Floor Areas:-

Ground Floor - 2,201 sq ft (204.5 sqm)

First Floor - 555 sq ft (51.6 sq m)

Total Net Internal Area (NIA) circa 2,756 sq ft (256 sq m)

Services

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

Price

£26,000 per annum

Business Rates

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

Rateable Value: £24,250 (for whole)
Uniform Business Rate (UBR): 50.2

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.

Energy Performance Certificate

EPC Rating: D (94)

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 documents requested.

Arrange a Viewing

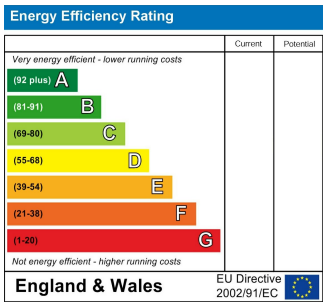
Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 02920614411 or email Commercial@harrisbirt.co.uk, to arrange a viewing appointment.

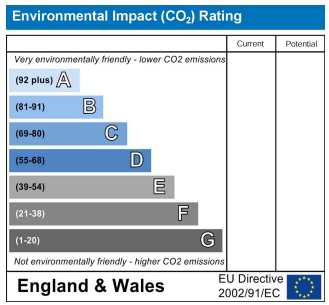
Contact: Daniel Jones BSc (Hons) MRICS or Brooke Annandale BSc (Hons)

All Enquiries

Harris & Birt Chartered Surveyors
Caerphilly Road
Cardiff
CF14 4QF

Brochure created: 21st July 2026 Ref: RCW 81





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

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