

# PRIME SHOP UNIT TO LET

## 4 TALBOT STREET MAESTEG CF34 9BT

### Location

The property occupies a prime trading location on Talbot Street in the centre of Maesteg.

The premises are located close to the junction of Talbot Street and Commercial Street as shown on the attached Street Traders Plan.

Multiple retailers within close proximity include Co-op Travel, Clinton Cardiff, Greggs, New Look and Supersave.

### Description

The property comprises a 3 storey terrace building providing a ground floor retail area with ancillary accommodation on the upper levels.

### Accommodation

Internal Width	6.4m	21ft 0in
Shop Depth	29.51m	96ft 10in
Ground Floor Sales	183.48m <sup>2</sup>	1,975sqft
Rear Raised Area	10.78m <sup>2</sup>	116sqft
First Floor Storage	97.73m <sup>2</sup>	1,052sqft
First Floor Kitchen	8.64m <sup>2</sup>	93sqft
Second Floor	90.8m <sup>2</sup>	977sqft

### Rent

£22,500 per annum exclusive

### Rates

From our enquiries we understand that the property has been assessed for rates as follows:-

Rateable Value	£22,250.00
Rates Payable (2010/2011)	£ 9,100.25

### Legal Costs

Each party to be responsible for their own legal costs in the transaction.

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

### Viewing

Strictly by appointment through this office, contact:-

Philip Gwyther – Tel: 029 2034 7122  
e-mail: philip@ejhales.co.uk