

**PRIME SHOP UNIT  
TO LET**

**17/18 DUNRAVEN STREET  
TONYPANDY  
CF40 1QG**



**Location**

The property occupies a prime trading location on Dunraven Street.

Multiple retailers within close proximity include Thompson, New Look, Shoe Zone and Stead & Simpson.

**Accommodation**

The property provides a ground sales area with rear storage and ancillary accommodation at basement level.

The premises comprises the following approximate dimensions and floor areas measured on a Net Internal Area basis.

Internal Width	27ft 0in	8.23m
Shop Depth	39ft 11in	12.17m
Ground Floor Sales	1,007 sqft	93.55sqm
Rear Storage	136.5 sqft	11.48sqm
Kitchen	96 sqft	9.92sqm
Basement Storage WC	910 sqft	84.54sqm

**Lease**

The premises are available by way of a new lease on terms to be agreed, incorporating periodic upward only rent reviews.

**Rent**

£16,500 per annum exclusive.

**Rates**

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£13,500.00
Rates Payable (2010/11)	£ 5,521.50

**VAT**

All figures quoted are strictly exclusive of VAT where applicable.

**Legal Costs**

Each party to pay their own legal costs incurred in the transaction.

**Viewing**

Strictly appointment through office.

**Contact**

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**SUBJECT TO CONTRACT & AVAILABILITY**

May 2010