

A3 UNIT TO LET

67 PARK STREET TREForest PONTYPRIDD CF37 1SL



Location

Treforest Pontypridd is located 10 miles north of Cardiff and houses the University of Glamorgan. This property is located on Park Street the main retail thoroughfare for Treforest and is close to the town's train station.

The subject property is located in a prominent location close to the main roundabout that leads to the A470 from the town.

Description

The property comprises ground and first floor trading areas together with basement. The property also benefits from a large external beer garden which has been decked.

The property has previously operated as a Bar/Restaurant and therefore has a substantial amount of existing fixtures and fittings.

The property comprises the following approximate gross internal areas:-

Ground Floor GIA	1,765 sq. ft
First Floor GIA	1,925 sq. ft
Basement Cellar	Not Measured

Planning

From a verbal enquiry with the Local Authority we were informed that the premises benefit from existing A3 planning consent.

Interested parties are advised to verify this information independently.

Lease

Our clients are seeking to let the premises by way of a new institutional lease incorporating 5 yearly upward only rent reviews and full repairing and insuring terms.

Rental

£27,500 per annum

Rates

From our inspection of the April 2010 rating list the property had a previous rateable value of £16,000 providing a rates payable of £6,848.

Legal Costs

The incoming tenant will be responsible for its own legal costs.

Viewing

Strictly by prior appointment through the sole letting agents:-

Phillip V Morris – Tel: 029 2034 7104
e-mail: pvm@ejhales.co.uk

Owen Cahill – Tel: 029 2034 7111
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