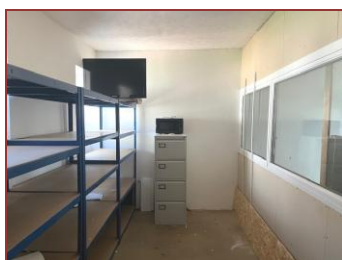
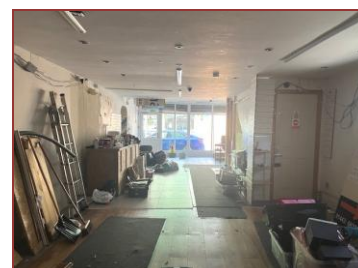
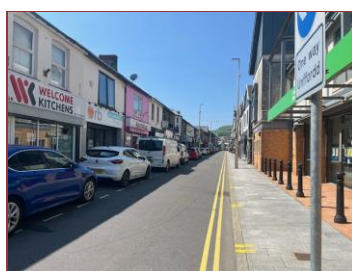


BR3955TP/0625

44 HANNAH STREET PORTH RHONDDA FOR SALE £ 106,000 (FREEHOLD) OR TO LET £ 8,500 P/A



MAIN FEATURES

PRIME HIGH STREET LOCATION

GROUND FLOOR 73.48 SQ MT (791 SQ FT)

FIRST FLOOR 31.67 SQ MT (341 SQ FT)

MODERN SHOP FRONT &
SECURITY ROLLER SHUTTER

RETAIL USER

AVAILABLE IMMEDIATELY

CALL TO DISCUSS

SALE OR LEASE TERMS

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

BR3955TP

44 HANNAH STRET PORTH RHONDDA CF39 9RA

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, or to let, this end of terrace, two storey, high street property for retail use with ancillary upper parts.

Hannah Street is the main high street in Porth (one of Rhondda's three principle shopping towns), with representation from a mix of local business's and some national retailers, along with a larger Morrison's store nearby.

Porth has good road and rail links with frequent bus and trains services being approximately four miles from Pontypridd and two miles from Tonypandy.

Number 44 is located at the Eastern end of the high street, where there is public car parking and easy access into Hannah Street off the A4058.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

GROSS FRONTAGE; 5.18m (17ft) modern display window shop front with a security roller shutter.

GROUND FLOOR; 73.48 sq mt (791sq ft) open plan retail sales area, staff room / kitchenette and wc.

FIRST FLOOR; 31.67 sq mt (341sq ft) comprising a mix of office and storage space.

EXTERIOR; Side / delivery entrance / fire exit and rear car park.

USER; Believed to fall within use class A1 retail (1987 planning act use class orders (Wales) as amended).

RATES; RV = £ 5,100 (2023 rating list) SBRR applies.

ENERGY RATNG; Current rating = E / 107.

ASKING PRICE; £ 106,000 for sale, or £ 8,500 p/a to let.

LEASE TERMS; Flexible call to discuss.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of mains water, drainage and electricity, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial advisor.

