

BR3957TP/0825

PRIME FREEHOLD INVESTMENT FOR SALE LIETH HOUSE PORTH RHONDDA CF39 9PH ASKING PRICE £695,000



MAIN FEATURES

**FREEHOLD INVESTMENT WITH A PRIME / SECURE N.H.S. TENANT
GROUND FLOOR, FIRST FLOOR & BASEMENT 628 SQ MT (6,757 SQ FT)**

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 & 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.

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**FREEHOLD INVESTMENT
LEITH HOUSE PONTYPRIDD ROAD PORTH RHONDDA CF39 9PH**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this substantial commercial freehold investment, comprising a well fitted out dental surgery with onsite car parking.

Pontypridd road is the located just off the A4058 in Porth Rhondda, see the map inlay below for local directions.

The property is modern and in full use, being occupied by the NHS under the terms of an FRI lease and represents an excellent opportunity to acquire a prime income producing covenant.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office and any interested parties are requested to respect the Tenant's privacy and not make any direct approaches to the property or any of it's staff.

GROUND FLOOR; 328.3 sq mt (3,532.50 sq ft).

FIRST FLOOR; 270.5 sq mt (2,910.58 sq ft).

BASEMENT; 29.2 sq mt (314.19 sq ft).

CAR PARK; 16 spaces.

LEASE DETAILS; F.R.I Lease, 10 years from 26th May 2024.

TENANT; Rhondda Cynon Taff Local Health Board.

PASSING RENT; £ 60,000 p/a representing a yield of circa 8.63%.

USER; Use as offices / a dental training centre within Use Class D1 of the Town & Country Planning Act (Use Classes) Order 1987 (as it applied in Wales at the date the Lease was granted).

RATES; RV = £ 51,000 extract from the 2023 rating list.

ENERGY RATNG; E = 110 (full EPC available in electronic form via our Tonypandy office.

ASKING PRICE; £ 695,000.

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 all mains services 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. The property is to be sold with the benefit of the existing lease and rental income

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



