

Barbara Rees

*Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.*

103 Dunraven Street

Tonypandy Rhondda

CF40 1AR

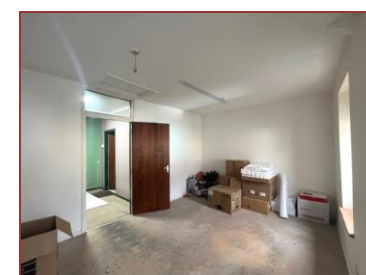
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BR3966TP/1025

TO LET 119 BUTE STREET TREORCHY ANNUAL RENT £ 11,000 P/A



MAIN FEATURES

**MODERN HIGH STREET PROPERTY
IN A BUSY & AWARD WINNING
TOWN CENTRE LOCATION
WITH HIGH FOOTFALL**

GROUND FLOOR 75.67 SQ MT (814.60 SQ FT)

UPPER PARTS 28.98 SQ MT (312 SQ FT)

RETAIL USER & NEW F.R.I. LEASE

PLEASE CALL TO DISCUSS 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.

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Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR

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BR3966TP

TO LET 119 BUTE STREET, TREORCHY CF42 6AY

DESCRIPTION & LOCATION; Barbara Rees Commercial, is pleased to offer, via the terms of a new F.R.I Lease, this modern two storey retail shop unit, with ground floor retail sales and first floor upper parts, for storage or office use.

Constructed of brick / stone elevations beneath a slate roof, the property has a modern full width / height display window shop front with security roller shutter and is located at the North Western end of the high street, in the award winning Rhondda town of Treorchy.

The high street has, more or less, full occupancy with healthy footfall and is represented by a mix of national retailers, including, Iceland, Boots, Superdrug, Tui, Greggs, many local traders, several food, leisure and office users, plus a branch of the Principality Building Society and a nearby Co-operative and Lidl store.

Treorchy is one Rhondda's three principle shopping centres being located on the A4058 / A4061, see the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via Barbara Rees Commercial.

GROSS FRONTAGE; 4.72m (15'6") modern double glazed display window shop front with customer access (off Bute street) and a remote controlled roller shutter.

GROUND FLOOR; 75.67 sq mt (814.60 sq ft) open plan retail sales / rear stores / stairs to the first floor, rear exit / fire escape.

FIRST FLOOR; 28.98 sq mt (312 sq ft) Comprising an office / stores and staff wc.

EXTERIOR; Enclosed compound and rear lane pedestrian / delivery access.

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

NATIONAL NON DOMESTIC RATES; RV = £ 6,300 multiplier = 0.535 (extract taken from the 2023 rating list), Local authority Rhondda Cynon Taff.

ENERGY RATING; = C / 75.

LEASE; New F.R.I. lease - Term and costs negotiable, please call to discuss.

ANNUAL RENT; £ 11,000 p/a (ono).

AVAILABLE FROM; December 2025.

GENERAL NOTES; Any information contained herein should be verified by prospective tenants or their advisors prior to any formal commitment to rent. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all 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 and a wall mounted gas boiler for domestic hot water (only), although this and the adequacy and condition of any and all equipment / fixtures and fittings, should be confirmed by the prospective tenant, or via the acting solicitors.

