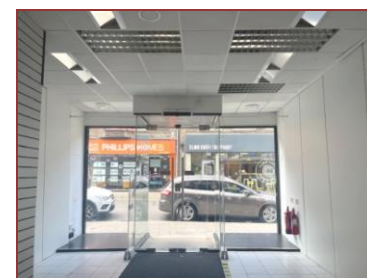


BR3959TP/0825

TO LET / MAY SELL
26 DUNRAVEN STREET TONYPANDY
ANNUAL RENT £ 10,000
GUIDE PRICE FOR SALE £ 125,000



MAIN FEATURES

MODERN RETAIL UNIT IN A PRIME TOWN CENTRE LOCATION

GROUND FLOOR 147.56 SQ MT (1,588 SQ FT)

UPPER PARTS 33.79 SQ MT (363.5 SQ FT)

PLEASE CALL TO DISCUSS OPTIONS

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.

BR3959TP

26 DUNRAVEN STREET TONYPANDY RHONDDA CF40 1AL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for rent (or sale), this modern retail property, situated in the centre of Tonypandy, one of Rhondda's three principle towns.

Dunraven Street is represented by a mix of national retailers including Iceland, Boots (The Chemist), Savers, Greggs, a branch of the Principality building society and various local traders, comprising several food outlets and licensed premises, plus some office users.

The recent / current town centre redevelopment by Rhondda Housing Association "The Big Shed and Little Shed" will introduce a mix of new commercial units and circa 80 residential properties, in addition to the local authority's Transforming Town's Re-Generation Strategy, to benefit the exiting business's and potential new ventures.

Tonypandy is located just off the A4119 / A4058 and has two designated, free car parks and good bus and trains services, with the respective bus and train stations being within easy walking distance of the high street.

See the map inlay below for local directions.

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

GROSS FRONTAGE; 5.18m (17ft) modern full width / height display window shop front, double door central access to the main retail area.

GROUND FLOOR; 147.56 sq mt (1,588 sq ft) open plan retail / showroom space, stores, staff kitchenette and wc's.

FIRST FLOOR; 33.79 sq mt (363.5 sq ft), office/ storage.

EXTERIOR; Rear fire escape (see also general notes).

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

RATES; RV = £ 8,400 2023 rating list. Multiplier 0.562 (SBRR applies).

ENERGY RATNG; Awaited.

ASKING PRICE; To Let £10,000 p/a, lease term / rent review by negotiation. For sale £125,000.

VAT ELECTION; To be confirmed.

COSTS; Each party to be responsible for their own costs.

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 electricity and drainage, 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 rear fire escape provides limited means of egress from the rear. The property is to be sold or let as seen and viewed.

