

# Barbara Rees

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

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3873TP/0426

## TO LET

**230 TYNTYLA ROAD YSTRAD RHONDDA CF41 7SG**

**RENT £ 8,000 P/A (ono)**

**RETAIL SHOP WITH MAIN ROAD FRONTAGE**

### ACCOMMODATION & FACILITIES

- Ground floor shop unit 45.98 sq mt (495 sq ft).
- Modern display window shop front & security roller shutter.
- Open plan retail area, rear stores / office / staff room & kitchenette.
- Enclosed external rear garden area / side entrance.
- New lease available.
- Lease term and costs negotiable.
- Deposit negotiable.

Rent £ 8,000 p/a.

Available immediately.

Viewing by appointment via our Tonypandy office.



### Notice To Prospective Tenants

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.