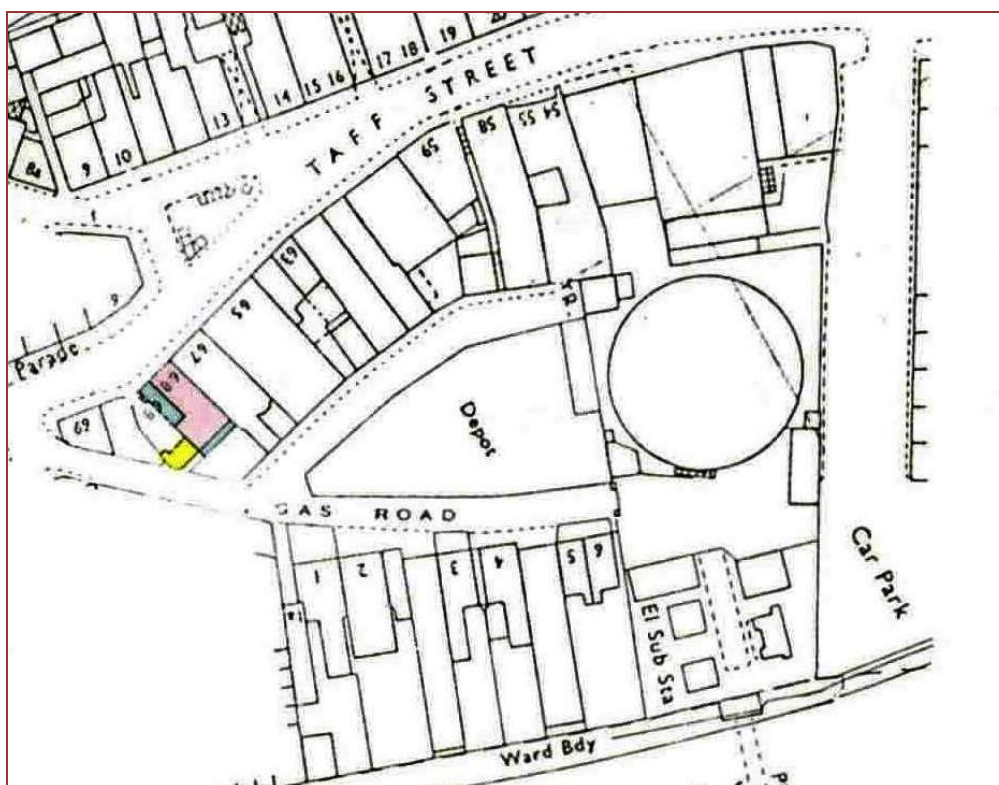


BR3980TP/1026

RETIREMENT SALE TAFF STREET PONTYPRIDD GUIDE PRICE £150,000



MAIN FEATURES

**PRIME LOCATION FREEHOLD PROPERTY TO BE SOLD WITH
VACANT POSSESSION - PONTYPRIDD TOWN CENTRE
GROUND FLOOR 48.40 SQ MT (520.78 SQ FT)
LOWER GROUND FLOOR 37.70 SQ MT (405.62 SQ FT)
FIRST FLOOR 51.70 SQ MT (556.29 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 & 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.

BR3980TP

TAFF STREET PONTYPRIDD CF37 4TD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this three storey mid terrace (commercial use) property, situated in a prime location within the historic market town of Pontypridd.

The property has a modern display window shop front with customer access directly off Taff Street, being suitable for owner occupancy and use, or to purchase as an investment to rent out.

To the rear is a large and conveniently located, pay and display car park and vehicular access to the town centre is restricted, to facilitate pedestrian shopping, between 11am and 3pm Monday to Saturday.

Pontypridd town centre is represented by a host of national retailers including, Iceland, Boots, Greggs, Shoe-zone and many local traders, along with various office users, several licensed premises and the recently re-developed Taff Vale shopping centre, plus Pontypridd indoor market.

See the map inlay below for directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypany office, please contact us for the full address details (and respect the seller's privacy), whilst they still trade from the property, pending their proposed retirement.

GROSS FRONTAGE; 3.96m (13 ft) full width / height, display window shop front with security roller shutter and direct customer access off Taff Street.

GROUND FLOOR; 48.40 Sq Mt (520.78 Sq Ft), modern display window shop front, open plan customer area, staff counter, small office / store room, suspended ceiling, diffused lighting and air con, access to the lower ground and upper floors.

LOWER GROUND FLOOR; 37.70 sq mt (405.62 sq ft), lobby area, customer toilets, access to the gaming room with a suspended ceiling, diffused lighting and air con, staff work area and switch room, rear fire escape.

FIRST FLOOR; 51.70 sq mt (556.29 sq ft), comprising a central landing area, a wc, four separate rooms for office or storage use (in need of refurbishment but may suit conversion to living accommodation).

EXTERIOR; Rear fire escape.

USER; Believed to fall within a sui generis use class (1987 planning act use class orders Wales, as amended). Alternative user subject to planning permission, retail A1, A2 or possibly an A3 user.

RATES; RV = £10,250 (2026 rating list).

ENERGY RATNG; B = 50.

GUIDE PRICE; £ 150,000.

METHOD OF SALE; Private treaty, offers to be made in writing to Barbara Rees Commercial.

GENERAL NOTES; Any information, contained herein (including quoted floor areas, which are approximate), 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, 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 is of freehold tenure and has the benefit of mains services including a three phase electricity supply, although this and the adequacy and condition of any and all equipment / fixtures and fittings / services, should be confirmed by the prospective purchaser or via the acting solicitors. The upper parts require upgrading and the seller will consider all genuine, fair and reasonable offers.

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

