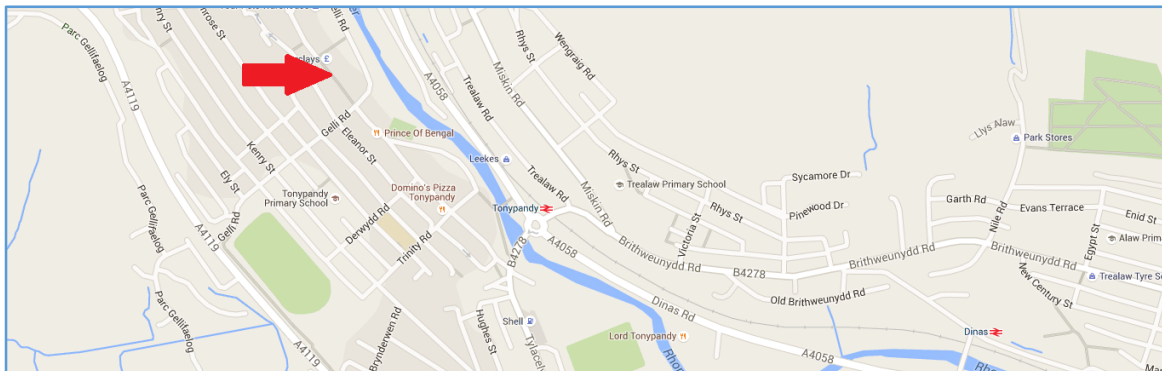


RETAIL UNIT FOR SALE

**27-28 Dunraven Street,
Tonypandy, CF40 1AL**





Google

LOCATION

The property occupies a prime pitch within Tonypanddy town centre. Tonypanddy lies approximately 20 miles north of Cardiff. Dunraven Street is the principle thoroughfare within the town centre.

DESCRIPTION

The property provides ground and first floor accommodation. The ground floor has a large retail area with glazed frontage onto Dunraven Street, the rear area provides storage. The first floor provides ancillary accommodation and WC facilities. The retail premises benefits from a side access to the shop and a secure roller shutter frontage onto Dunraven Street.

ACCOMMODATION

The property affords the following approximate areas:-

Ground Floor sales:	1,678 ft ² (155.90 m ²)
Ground Floor stores:	860 ft ² (79.90 m ²)
First Floor stores:	471 ft ² (43.80 m ²)
Total:	3,009 ft ² (279.60 m ²)

VAT

All figures are exclusive of VAT where applicable.

PURCHASE PRICE

Offers in excess of £75,000 for the freehold interest.

BUSINESS RATES

We are informed that the rateable value of the property is £18,750. However interested parties should make their own enquiries with the local authority.

EPC

The property has an energy performance rating in Band C (51-75). A full certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

Strictly by appointment with agents

Contact:

David Williams / Rhys Williams

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Email: david@emanuel-jones.co.uk

Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

March 2016