

029 2081 1581 www.emanuel-jones.co.uk <sup>6</sup> Ty-Nant Court, Morganstown, Cardiff CF15 8LW

### **RETAIL UNIT FOR SALE**

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



Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability or any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.



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#### LOCATION

The property occupies a prime pitch within Tonypandy town centre. Tonypandy 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: Ground Floor stores:	1,678 ft <sup>2</sup> (155.90 m <sup>2</sup> ) 860 ft <sup>2</sup> ( 79.90 m <sup>2</sup> )
First Floor stores:	471 ft <sup>2</sup> ( 43.80 m <sup>2</sup> )
Total:	3,009 ft <sup>2</sup> (279.60 m <sup>2</sup> )

#### 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 Tel: 029 2081 1581 Email: <u>david@emanuel-jones.co.uk</u> Email: <u>rhys@emanuel-jones.co.uk</u>

#### SUBJECT TO CONTRACT & AVAILABILITY

March 2016

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