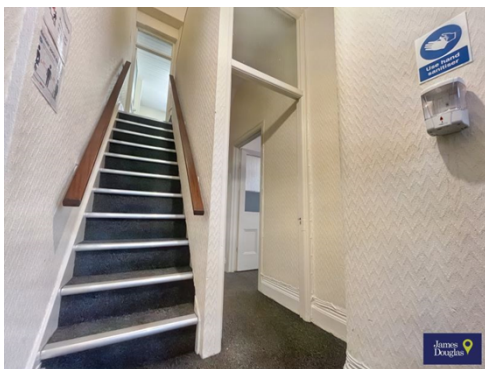




Gelliwastad Road , Pontypridd, CF37 2BW
£1,000 pcm | Available Now | 4 bedroom



- **Unfurnished**
- **Close to local amenities**
- **Generous Office Space**
-
- **EPC Rating G**

**** COMMERCIAL PROPERTY ** GREAT CENTRAL LOCATION ** FOUR OFFICES ****

****3D WALK THROUGH AVAILABLE****

James Douglas are delighted to welcome this two storey terrace office building to let on a popular street in Pontypridd town centre, which benefits from great exposure due to its prominent location. The property comprises of an entrance porch, hallway, office one, office two, break room, kitchen and WC on the ground floor. The first floor includes offices three and four. Off-road parking for one car to the front. East facing enclosed rear garden space with outdoor WC. The property is situated amongst a number of residential and commercial properties, including an osteopathic clinic, legal practice and funeral care. A three minute walk from Pontypridd bus station, and a 10 minute walk from the train station this property is ideally located for commuters.

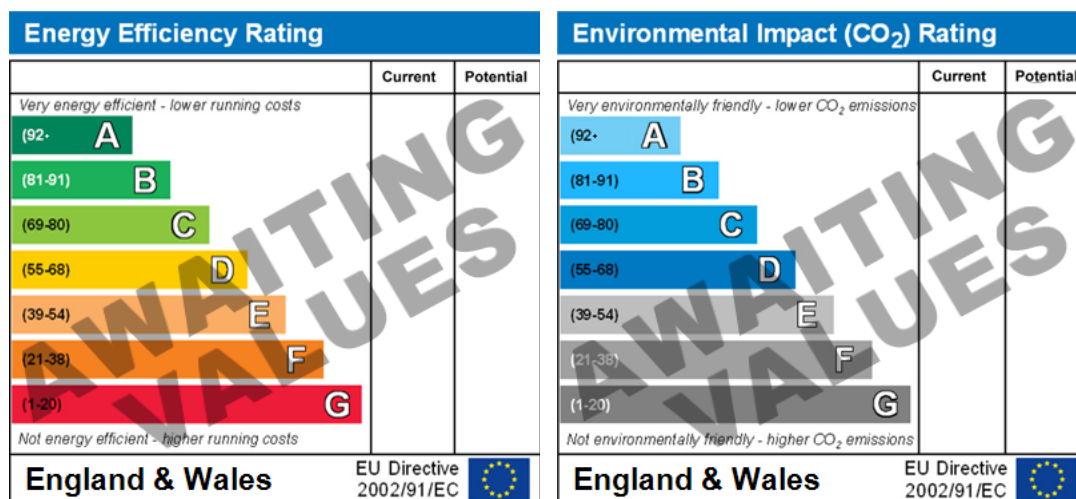
Key Details

Monthly Rent: £1000

Deposit: TBC

Holding Deposit: £229

Additional Information



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.