



Gelliwastad Road , Pontypridd, CF37 2BW  
£1,300 pcm | Available Now | 1 bedroom



- Unfurnished
- 
- EPC Rating G

**\*\* AVAILABLE NOW \*\* LARGE COMMERCIAL OFFICES \*\* THREE STOREY BUILDING \*\* FIVE SPACE CAR PARK \*\***

**\*\*VIDEO TOUR & 3D WALK THROUGH AVAILABLE\*\***

James Douglas are delighted to offer for let, this substantial office space on Gelliwastad Road, Pontypridd. Situated in the heart of Pontypridd Town is this spacious mid terrace property that is being offered to let. This property offers excellent potential for many different types of businesses, all change of usage will be subject to an application agreed with the local council. Briefly comprising three generous rooms on the ground floor along with a WC. Three further rooms, a kitchen space and WC are available on the first floor. Three final rooms are accessible off the second floor. Parking is available to the rear of the property for a minimum of 5 cars. Enjoying easy access into the Town Centre along with Pontypridd Train Station.

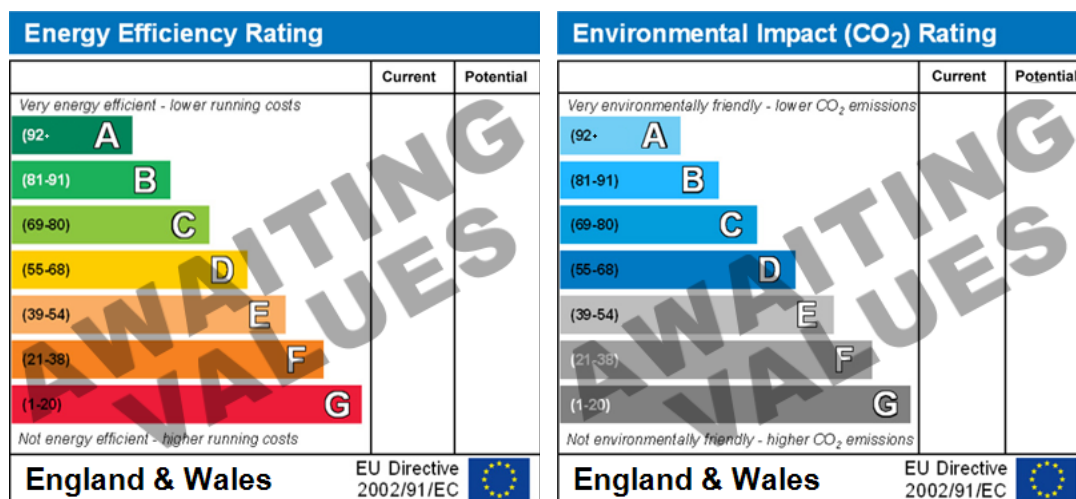
Rent: £1300

Holding Deposit: £350

Security Deposit: TBC

EPC Rating: D

Business Rates: TBC



#### **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.**