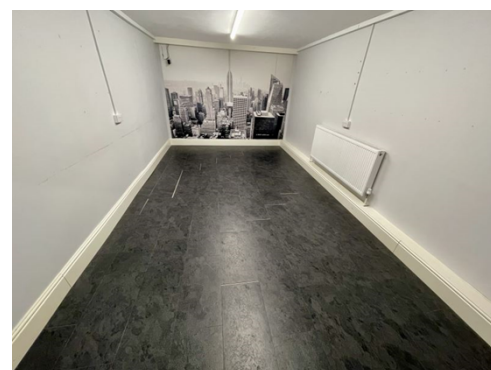
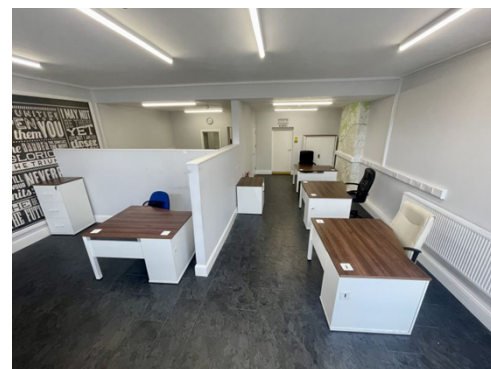




Oxford Street , Nantgarw, CF15 7SU
£1,000 pcm | Available Now | 1 bedroom



- **Unfurnished**
-
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

**** AVAILABLE NOW ** LARGE COMMERCIAL PREMISIS ** GREAT LOCATION ** PARKING TO THE REAR ****

James Douglas are delighted to offer this large commercial to rent in Oxford Street, Nantgarw. The property is situated in a great location just off the busy A470, and surrounded by Treforest industrial estate which brings further footfall to the area.

The property comprises a very well presented retail unit with a private car park to the rear of the building.

The main shop floor area offers a large amount of retail/office space, with two additional side rooms/offices, and to the rear of the property is a generous kitchen, W/C toilet and storeroom, with rear access to the car park.

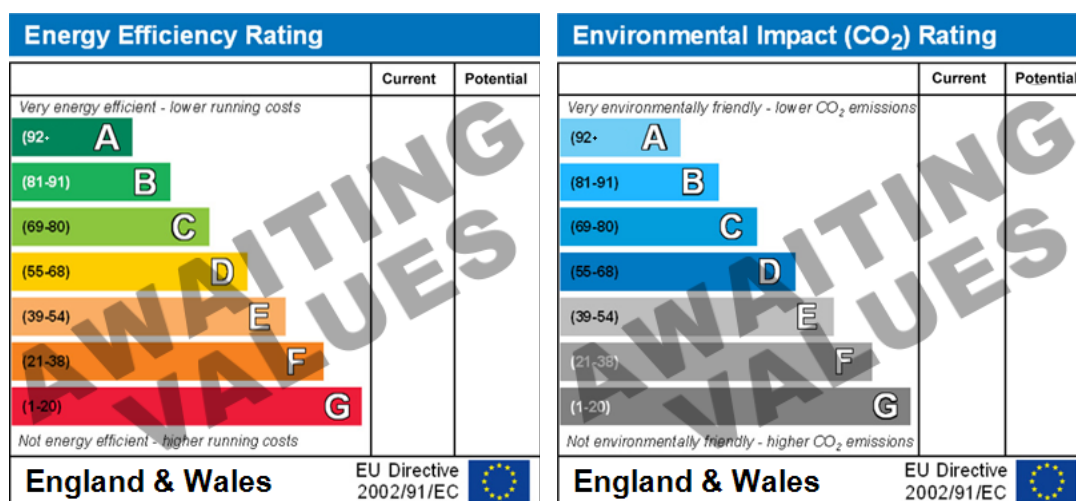
There is potential for the side rooms to be incorporated to create a larger retail space if more open plan floor space is required. The premises is ideal to continue its use as office space, and also have potential to venture into the retail sector instead.

TERMS OF USAGE AND LEASE TO BE CONFIRMED VIA APPLICATION.

Rent: £1000pcm

Deposit: TBC

Lease: 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.