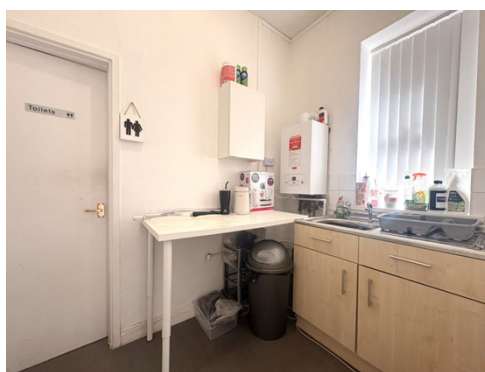




Gelliwastad Road , Pontypridd, CF37 2BN  
£450 pcm | Available Now | 1 bedroom



- Unfurnished
- Available now
- Walking Distance to Town Centre
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\*AVAILABLE NOW\*\* COMMERCIAL PROPERTY\*\* A1/A2 LICENSE PREVIOUSLY\*\***

James Douglas are delighted to present this commercial property available to rent on Gelliwasatad road in Pontypridd. This property benefits massively from its location due to it being so close to the town centre. The property is located on the ground floor of the building and benefits from having 2 large reception rooms and a communal kitchen and toilet. This commercial premises is available on a full insure and repair lease. The unit was previously classed as A1/A2 retail, financial and professional services.

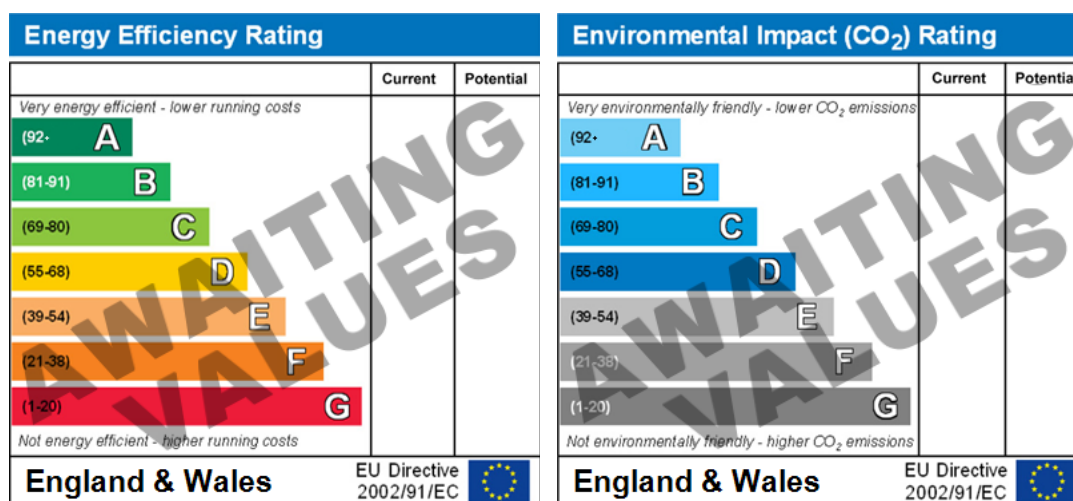
Rent : £450.00

Annual Rent: £5400.00

Deposit : £550.00

Application fee : £300.00

Lease : Full repair and insure lease



#### **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.**