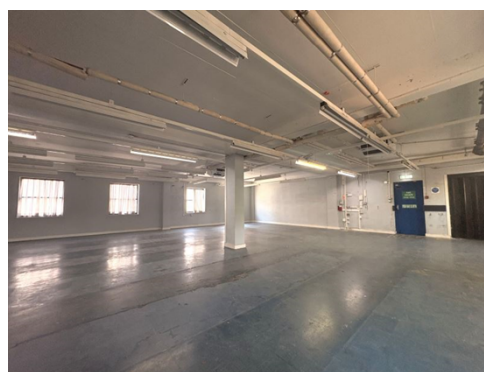
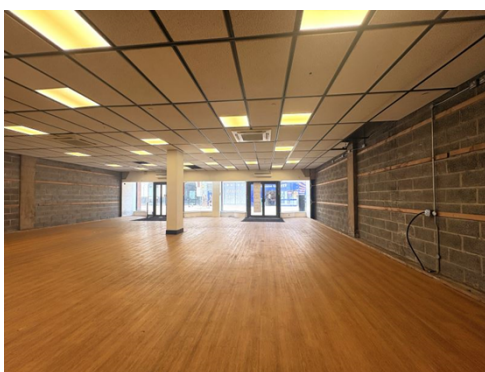
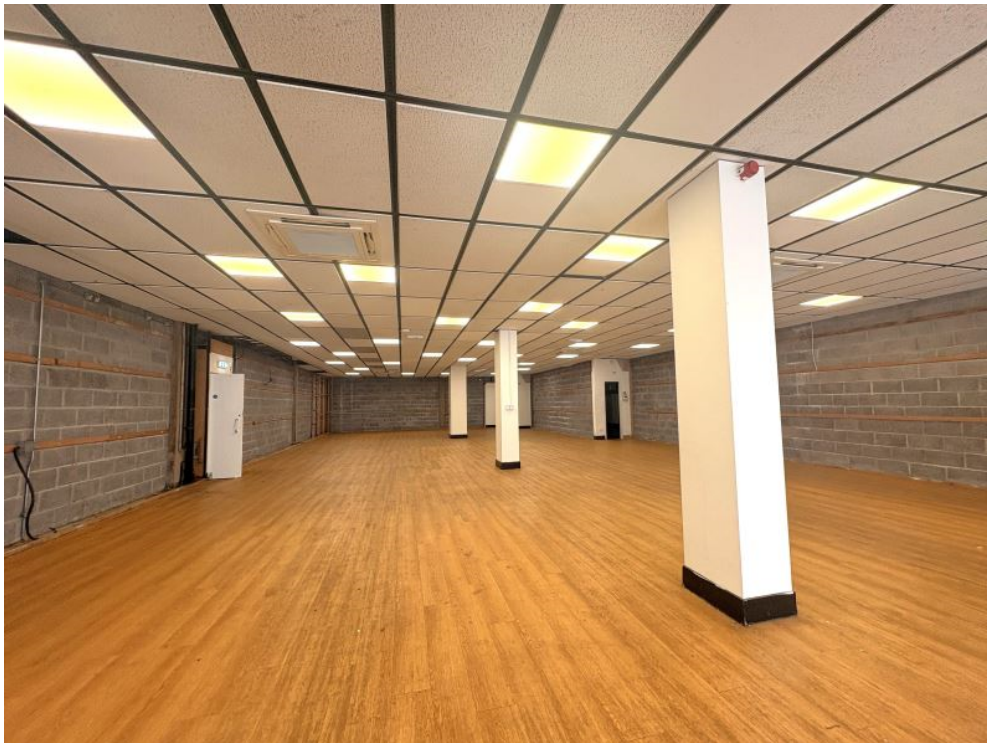




Taff street , Pontypridd, CF37 4UE  
£30,000 pcm | Available Now | 0 bedroom



- **Unfurnished**
- **Large Shop Front**
- **Large shop frontage**
- **Three Storey Property**
- **City Centre Location**
- **Off Road Allocated Parking**
- **EPC Rating G**

**\*\*AVAILABLE NOW\*\* A1/A2 LICENSE \*\*EXCELLENT OPPORTUNITY\*\***

James Douglas are delighted to present this exceptional opportunity to lease a substantial and versatile commercial premises in a highly prominent location. The ground floor comprises a spacious former retail area, offering excellent frontage and customer access, with the added benefit of a lift servicing the upper floors. The first floor provides an expansive open-plan space, previously utilised for stock storage, making it ideal for a variety of commercial uses. The second floor further enhances the property's appeal, featuring two private office rooms, two separate bathrooms, a dedicated storage room, and a staff room complete with kitchen facilities. For added convenience and compliance, fire exits are accessible on all levels, and the property also benefits from private parking. The property is being offered on a full repair and insure lease so it allows the perfect opportunity to put a unique stamp on a brilliant property. Set within an area rich in history and character, this impressive building offers endless potential for retailers or businesses seeking a sizeable and adaptable premises. Opportunities of this scale and versatility are rarely available, early viewing is highly recommended.

Monthly rent : £2500.00 + VAT

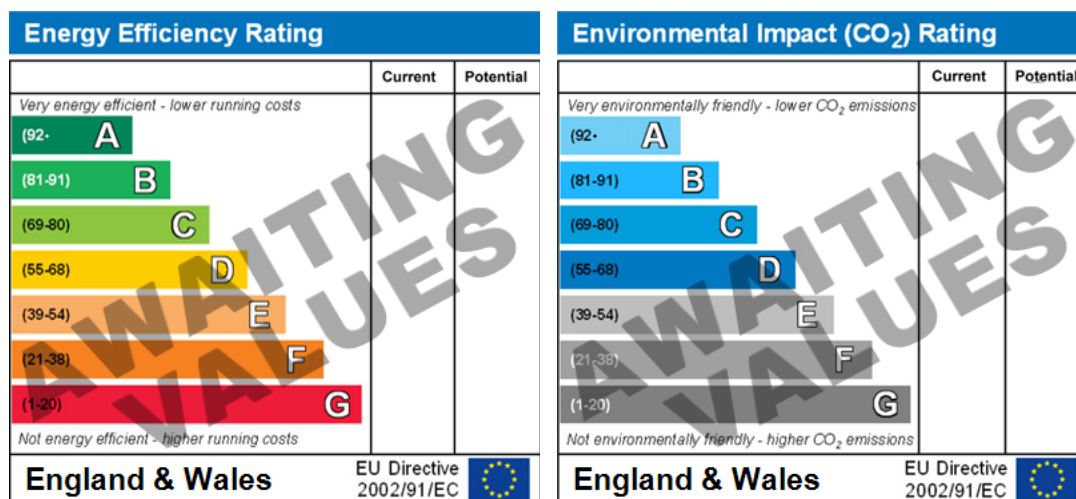
Deposit : TBC

Annual rent : £30,000 + VAT

License : A1/A2

Lease : Full repair and insure lease

EPC :



#### **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.**