

# To Let/May Sell

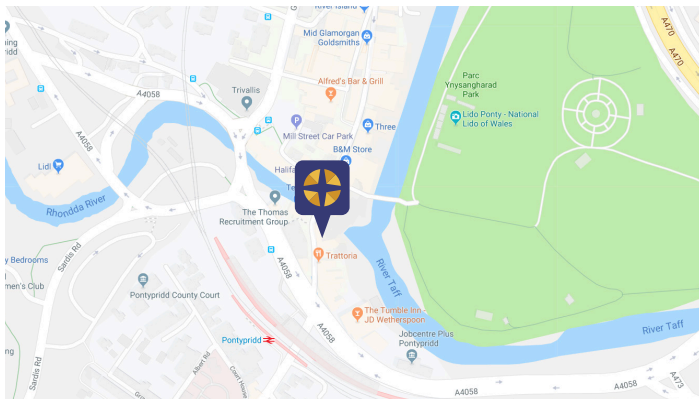


## 6/7 High Street, Pontypridd, CF37 1QJ

- Located on the main retail thoroughfare in Pontypridd town centre
- Suitable for various uses (subject to the required consents)
- Circa 2,145 sq ft (199.32 sq m)

## Location

The subject premises are located on High Street, one of the main commercial thoroughfares in Pontypridd town centre. The area comprises a mixture of commercial occupiers.



## Description

The subject property comprises a two storey, mid terrace building of traditional construction with on site parking accessed from High street. The ground floor has a glazed frontage onto High street and was previously utilised as a recruitment agency and provides offices/sales area and ancillary space. The first floor provides further office space.

The property benefits from gas central heating.

## Accommodation

The following areas have been measured to RICS guidelines:-

Room	M <sup>2</sup>	Sq Ft
Ground floor sales/office	71.63	771
Ground floor Ancillary	22.71	244
First Floor Offices	104.98	1130
<b>Total area</b>	<b>119.32</b>	<b>2145</b>

## Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**75** This is how energy efficient the building is.

## Tenure & Terms

£18,500 per Annum Exclusive  
Sale price, upon application

## Rateable Value

£10,500 per annum ,(2017 list).

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas or Fiona Weaver:

**Haydn Thomas**

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