

45 Dunraven Street, Tonypandy, Rhondda Cynon Taf CF40 1AL

Freehold Shop Investment

Lot 71

£6,500 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	35 sq m (377 sq ft)	LLOYD GRIFFITHS HAIR SALONS	5 years from 22/12/2017 on a full repairing and insuring lease	£6,500 (1)	21/12/2022
First	Ancillary	28 sq m (301 sq ft)	LLOYD GRIFFITHS SALON with two personal guarantees			
Total		63 sq m (678 sq ft)			£6,500	

(1) Rent deposit held of £3,000.

Key Details

- Town centre location
- Opposite Iceland
- Mixed commercial and residential location
- VAT-free investment

On Behalf of Mapeley



Location

Miles: 18 miles north of Cardiff
7 miles west of Pontypridd
10 miles south of Merthyr Tydfil
Roads: M4, A470, A4058
Rail: Tonypandy Railway Station
Air: Cardiff Airport

Situation

The market town of Tonypandy is located 18 miles north of Cardiff, 7 miles west of Pontypridd and 10 miles south of Merthyr Tydfil. The property is located on Dunraven Street, the main retailing thoroughfare of the town, close to its junction with Gelli Road. Tonypandy Railway Station is 450 metres to the south. Occupiers close by include Iceland (opposite), Ladbrokes, Thomas Cook, Greggs, Barclays, Savers and Principality Building Society.

Description

The property comprises a ground floor hair and beauty salon with ancillary accommodation above.

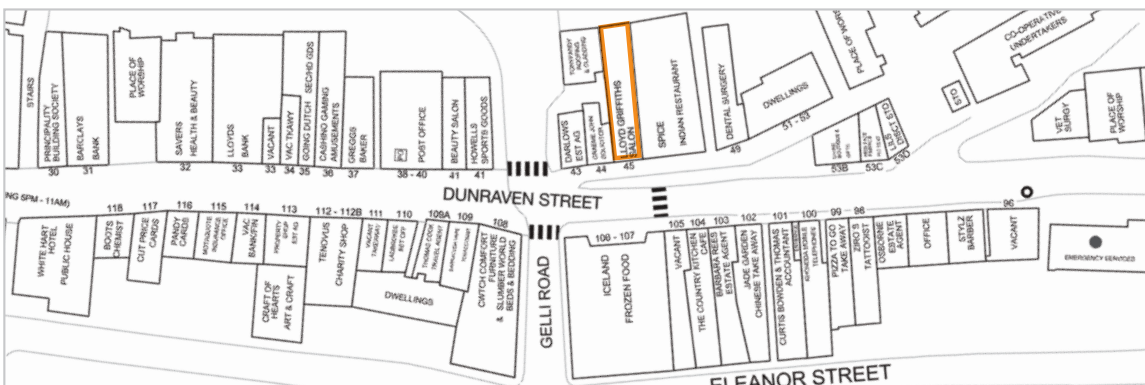
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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