

D11.3

Main Avenue, Treforest Industrial Estate, Rhondda Cynon Taff, CF37 5UR



PROMINENT MID TERRACE UNIT (SUITABLE FOR A VARIETY OF USES) - AVAILABLE LATE 23/ EARLY 24

TO LET | Retail

623 sqft (57.88 sq m)

£11,250 Per Annum (Exclusive)

Key Features

- Prime Commercial Location - Treforest Industrial Estate
- Excellent road communications - adjacent to A470 . Junction 32 of M4 Motorway 3 miles to the south.
- Close proximity to Treforest Rail Station
- Frontage / Prominence to Main Avenue
- Mid Terrace Unit
- Good car parking provision - front and rear of Unit
- Suitable for a range of Uses - Subject to Planning (A1, A2, A3 and D1) and Landlord Approval



Description

D11.3 is located within a Prime South Wales mixed-use Commercial Area - Treforest Industrial Estate. The Unit is located off Main Avenue within the Estate's Retail Area.

Accommodation

- D11.3 comprises a prominent single storey mid-terrace unit.
- Access via single pedestrian door
- The unit benefits from a single disabled WC to the rear.
- The prominence offers scope for signage and a range of uses.
- Gross Internal Area 623 sq ft (57.9 sq m)
- Communal car parking available to rear - short term / customer spaces to front.

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Further info visit:

<https://www.jenkinsbest.com/properties/d11-3-main-avenue-treforest-industrial-estate-rhondda-cynon-taff-cf37-5ur/>

Location

Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, Junction 32 of the M4 Motorway lies approximately 3 miles to the south. Treforest Industrial Estate benefits from a dedicated train station, with a 20 minute journey time to Cardiff City Centre. Occupiers in the locality include Further Education College - Coleg y Cymoedd, Capita, Veolia, Volvo, Castle Bingo and Dept of Work and Pensions.

Tenure & Terms

D11.3 is available by way of a New Full Repairing & Insuring Lease for a Term Years to be Agreed.

Rent

£11,250 per annum(Exclusive) VAT payable in addition.

Rateable Value

Rateable Value. To be re-assessed. Currently assessed with D11.4 - £10,000 (multiplier 53.5 pence 2023/24).* * Unit potentially qualifies for an element of Small Business Rates Relief. Please contact Rhondda Cynon Taff County Council for additional information / confirmation.

Estate service charge / building insurance

There is an obligation to contribute towards the Estate Service Charge - each building / unit contributes. The current annual budget contribution by D11.3 is £145 (Exclusive). Year ending Dec 24.

Building Insurance - Landlord insures the building and recovers the premium from the tenant- amount to be confirmed. The tenant insures their contents.

Legal costs

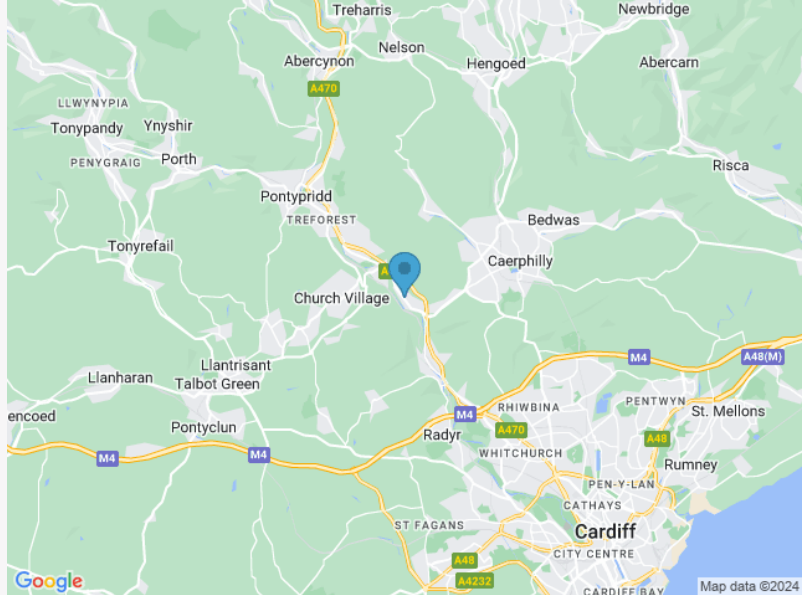
Each party responsible for their own Legal Costs.

Energy Performance Certificate

To be re-assessed. Certificate available upon request.

Further information

Please contact Jenkins Best or Emanuel Jones for additional information or to arrange a viewing.



Disclaimer

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1. Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:
2. These particulars do not constitute any part of an offer or contract.
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5. The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.
6. All terms quoted exclusive of VAT unless otherwise stated.
7. Details of this particular is subject to change. For the latest information please contact Jenkins Best.

June 2024

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