



30 De Winton Street,  
Tonypandy, Rhondda Cynon Taff, CF40 2RA

Rent: £600.00 Per Calendar Month

1A Dunraven Street, Tonypandy. CF40 1QE | [www.thomasestateagents.co.uk](http://www.thomasestateagents.co.uk) | 01443 434091



# 30 De Winton Street,

Tonypandy, Rhondda Cynon Taff, CF40 2RA

Thomas Estate Agents are pleased to offer to let this ground floor commercial unit located in Tonypandys main town centre. Tonypandy boasts a variety of local amenities encouraging foot traffic to the town including eateries, public houses, travel agents, chemists, retail outlets, convenience stores and more. The property is located within a minutes walk of Tonypandys main bus station, with the train station situated less than a mile away. Alternatively, the driver benefits from local car parks, and will have easy access onto the A4119 leading from the M4 or A470 road from Cardiff. The property is within the catchment area of YGG Bronllwyn, Llwynypia Primary Ysgol Nantgwyn and YG Cwm Rhondda.

The commercial unit offers A1 use class and is in a prime trading location. The property was most recently used as a sweet shop and offers a spacious main shop floor with additional rear facilities. The property comprises of main shop floor, rear store room, kitchenette, rear passage and W.C.

## Services

Mains Electricity, Mains Water, Mains Drainage

## Business Rates

To Be Confirmed By RCTCBC Or VOA

### Main Shop Area (33' 0" x 15' 9") or (10.05m x 4.80m)

Part tiled and part carpeted flooring, emulsion walls and ceiling with papers feature walls, five fluorescent light fittings, variety of light switches, four double sockets, wall mounted electric heater, wall mounted thermostat. Cupboard housing electric neater and consumer unit. Single glazed hard wood window display to front. Roller shutter electric frontage. Access via a single glazed hard wood front door. Offers access to rear store room and rear passage.

### Rear Store Room (10' 10" x 6' 10") or (3.30m x 2.08m)

Carpet flooring, emulsion walls and ceiling with papered feature wall, fluorescent ceiling light, double socket, and master socket.

### Kitchenette (10' 10" x 7' 0") or (3.31m x 2.13m)

Laminate flooring, emulsion walls, textured ceiling, enclosed ceiling light, light switch, three double sockets. Kitchenette comprises of wall and base unit, stainless steel sink/drainer, wall mounted electric hand wash, water meter and two stop taps.

### Rear Passage (6' 4" x 5' 0") or (1.93m x 1.52m)

Laminate flooring, emulsion walls, textured ceiling, single light pendant, two light switches, double socket, built in storage cupboard. Offers access to kitchenette, WC and access to rear via a hard wood back door.

### W.C. (4' 3" x 3' 11") or (1.30m x 1.19m)

Laminate flooring, emulsion walls and ceiling. Single light rose. Wall hung heater, WC, and wash hand basin. Hard wood single glazed window to side.

**Rent:** £600.00 Per Calendar Month

**Bond:** £600.00

**Holding Deposit:** £138.46

## 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

< 96 This is how energy efficient the building is



THOMAS ESTATE AGENTS

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.