



6 Dunraven Street

Tonypandy, Rhondda Cynon Taff, CF40 1QE

Rent: £695.00 Per Calendar Month

1A Dunraven Street, Tonypandy. CF40 1QE | www.thomasestateagents.co.uk | 01443 434091



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Previously trading as a hot food take away available to rent in Tonypandy's main town centre, which offers a wide range of amenities encouraging foot traffic to the town including supermarkets, eateries, cafes, public houses, retail outlets, bank and travel agents. The commercial unit offers A3 usage and is in a prime trading location. The vendor is willing to work with a potential tenant on what their needs and requirements are.

The shop unit comprises of a main shop area, rear shop area, W.C., basement storage, and further benefits from roller shutter frontage and CCTV to the front and main shop area. A range of equipment including refrigerators, freezers, mixer, fryers, pizza oven, grill, waffle iron & stock, all of which is available to purchase at a premium of £20,000.

Services

Mains Electricity, Mains Water, Mains Drainage

Council tax

Band Not Specified

Main Shop Area (17' 1" x 17' 9") or (5.20m x 5.40m)

Accessed via a UPVC double glazed front door, the main shop area comprises of carpeted flooring, emulsion walls, suspended ceiling with built-in lighting, a range of sockets & switches, cupboard housing electric meter & consumer unit, UPVC double glazed windows to front with electric roller shutter frontage. Offers access into kitchen.

Kitchen (8' 7" x 21' 6") or (2.61m x 6.55m)

Vinyl flooring, suspended ceiling with built-in lighting, kitchen & serving area comprises of a range of equipment inclusive of refrigerators, freezers, mixer, fryers, pizza oven, grill, waffle iron & stock, all of which is available to purchase at an additional cost. Offers access to rear passage.

Rear Passage

Vinyl flooring, emulsion walls & ceiling, two ceiling lights, a range of sockets, wash hand basin, stainless steel sink, consumer unit. Offers access to kitchenette, WC & basement.

Kitchenette (9' 7" x 6' 8") or (2.91m x 2.02m)

Vinyl flooring, emulsion walls & ceiling, attic hatch, fluorescent ceiling light, stainless steel sink/drain, a range of sockets. Offers access to basement storage.

W.C. (5' 10" x 4' 8") or (1.77m x 1.42m)

Vinyl flooring, emulsion walls & ceiling, single light rose, pedestal wash hand basin, WC, single glazed hardwood window to rear. Offers access to built-in storage cupboard.

Basement (12' 6" x 13' 5") or (3.80m x 4.09m)

Carpeted flooring, emulsion walls, exposed beam ceiling, fluorescent ceiling light, stop tap



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

< 80 This is how energy efficient the building is.

Rent: £695.00 Per Calendar Month

Bond: £2,085.00

Holding Deposit: £160.38

Tel: 01443 434091

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THOMAS ESTATE AGENTS

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.