



## Lower Ground Floor, Judges Bingo

Trealaw Road, Tonypanydy, Rhondda Cynon Taff, CF40 2NX

Rent: £1,000.00 Per Calendar Month

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



# Lower Ground Floor of Judges Bingo Trealaw Road, Tonypany, Rhondda Cynon Taff, CF40 2NX

Thomas Estate Agents are pleased to offer to let as this lower ground floor, detached commercial unit located on in Trealaw, Tonypany. Trealaw offers a range of amenities including eateries, public houses, local parks, beauticians and more. The town of Tonypany boasts a wider range of facilities including supermarkets, travel agents, banks, retail outlets and chemists. For the driver, there is easy access onto the A470 road into Cardiff or alternatively the property is within walking distance of a bus stop and train station for good footfall and easy commute. The commercial unit offers opportunity for a leisure space including a gym, bar/nightclub subject to the appropriate permissions, beautician/therapy space and much more.

## Services

Mains Drainage, Mains Electricity, Mains Water, Mains Gas

## Business Rates

To be confirmed by RCTCBC or VOA

## Property Description:

The property comprises of entrance from pavement via staircase, leading to lobby, office one, office two, W.C. One, W.C. two and main hall which offers raised seating/stage area, bar, DJ area and access to staff room and fire exit. The property further benefits from A1 Use Class, being located next to the train station which encourages high footfall, public car park located opposite, flexible lease agreement terms and length depending on the applicants requirements. The landlord is also prepared to offer a negotiated rental period free of charge to assist in the commercial unit refit.

Gas Certificate and Electric Certificate available to review upon request.

## Property Dimensions:

Lobby (24' 3" x 12' 10") or (7.40m x 3.90m)  
Office One (8' 11" x 7' 11") or (2.71m x 2.41m)  
Office Two (8' 11" x 7' 11") or (2.71m x 2.41m)  
W.C. One (12' 0" x 8' 10") or (3.65m x 2.69m)  
W.C. Two (12' 0" x 8' 10") or (3.65m x 2.69m)  
Main Hall (49' 7" x 51' 2") or (15.12m x 15.60m)

**Rent:** £1,000.00 Per Calendar Month

**Bond:** £1,000.00

**Holding Deposit:** £203.77



## Energy Performance Asset Rating

More energy efficient

A+

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.



**Tel: 01443 434091**  
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enquiries@thomasestateagents.co.uk  
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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.