

FOR SALE

**No. 66 PONTYPRIDD ROAD, PORTH,
RCT., CF39 9PL**

Two Storey Former Licenced Premises



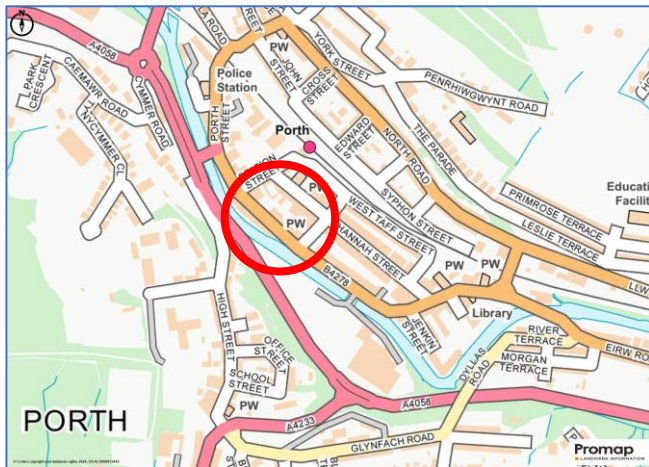
- **End-Terrace Two Storey Premises Of 3,211 Sq.Ft.**
 - **Rear Riverside Terrace**
- **Suitable For Alternate Uses (*Subject To Planning*)**
- **Prominently Situated With Roadside Frontage**

Location (CF39 9PL)

The property is situated on the A4048 Pontypridd Road, a major thoroughfare through the town of Porth, RCT. The property is close to the major Morrison supermarket, and overlooks the Afon Rhondda which flows to the rear of the property.

Prominently situated, the property is within a mixed residential and retail parade, and adjacent to a series of local bus stops. The main Porth railway station, from which there is a frequent rail service to Cardiff, is only a 2 minute walk away.

Other occupiers in the vicinity include 'Morrisons' supermarket, NHS (Leith House – opposite), a 'Barber Shop', 'Milanos Pizza', and 'Shadez' beauticians.



Description

The property comprises a substantial 2 storey end-terrace which was formerly a restaurant with residential accommodation above.

Fronting directly onto Pontypridd Road, one of the main arterial routes through the town, the property also benefits from the following:

- Traditional stone and brick external elevations;
- Pitched tiled roof;
- Large open plan ground floor area plus former kitchen;
- Rear open terrace over-looking Afon Rhondda;
- Series of rooms on first floor for residential use;
- Suitable for variety of uses (subject to planning);
- Separate rear loading door;

Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL NIA	298	3,211
<i>Inc.:</i>		
GROUND FLOOR	176	1,899
<i>Inc. restaurant, kitchen, & wcs</i>		
FIRST FLOOR	122	1,312
<i>Inc. bedrooms, living rooms, kitchen/bathrooms</i>		

SUBJECT TO CONTRACT

MAY 2024

Mains Services

There is single phase electricity, mains water, and mains drainage connected to the property.

Rateable Value (2023)

Restaurant & Premises	-	£15,000
Rates Payable (2023/24)	-	£8,430 pa.



Energy Performance Certificate (EPC)

The property has an EPC rating of 59 which is within band C.

Tenure

Freehold

Quoting Price

Offers are invited in the region of £150,000.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

The Business Development Team at **Rhondda Cynon Taff County Borough Council** on **01443 495 169** & customerservices@rctcbc.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603
michael@dipsurveyors.co.uk

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