

The Overview

Property Name:

Penrhiwceiber Road, Mountain Ash

Price:

£450 Per Calendar Month

Qualifier:

Per Calendar Month



The Bullet Points

- Prominent retail location
- Large display window frontage
- Separate WC
- Rear fire exit
- Suitable for a variety of retail, office or service uses (subject to any required consents)
- Spacious open-plan shop floor
- Open-plan kitchen/staff area
- Additional rear storage/office room
- Enclosed side/galley garden providing external storage
- Available immediately



The Main Text

A well-proportioned ground floor retail premises situated in a prominent position on Penrhiwceiber Road, offering an excellent opportunity for a variety of retail, office or service-based businesses (subject to any necessary consents). The property benefits from a spacious open-plan sales area with a large display frontage, providing excellent natural light and strong visibility to passing traffic and pedestrians.

To the rear is a useful open-plan kitchen/staff area, separate WC facilities, and an additional rear room ideal for storage, an office or a staff room. A rear fire exit leads to a small enclosed side/galley garden, offering valuable external storage space.

The premises provide a flexible layout suitable for a wide range of occupiers and are available for immediate occupation.

Business Rates

The property has a current Rateable Value of £3,200. Subject to eligibility, qualifying occupiers may benefit from 100% Small Business Rates Relief, meaning no business rates may be payable. Interested parties should make their own enquiries with Rhondda Cynon Taf County Borough Council to confirm their liability.

Lease Terms

A new 5-year lease is preferred, subject to contract. To secure the premises, the successful tenant will be required to pay three months' rent in advance and any applicable legal costs.

Permitted Use

The premises are considered suitable for a variety of retail, office and service-based businesses, subject to any necessary planning permissions and landlord approval. Prospective tenants are advised to satisfy themselves that their intended use is appropriate before entering into any agreement.

Local Area

The property occupies a central position within the village of Penrhiwceiber, serving

the surrounding residential community and benefiting from regular local passing traffic. A variety of independent businesses, convenience stores and local amenities are nearby, with Mountain Ash town centre just a short drive away offering a wider selection of shops, cafés, supermarkets and professional services. The area is well established and provides an affordable base for both new and expanding businesses.

Transport Links

The premises enjoy excellent transport connections, with Penrhiwceiber Railway Station within walking distance, providing direct services to Mountain Ash, Aberdare, Pontypridd and Cardiff. The A4059 is easily accessible, offering convenient road links throughout the Cynon Valley and onward to the A470, connecting to Merthyr Tydfil, Pontypridd and Cardiff. Regular local bus services also operate through the village, making the property easily accessible for both customers and staff.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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