

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

20 Commercial Street, Aberdare CF44 7RW



- Prime Retail Unit in the Heart of Aberdare
- Great Location Fronting Commercial Street
- Quoting £29,500 Per Annum
- 4,046 sq ft (375.9 sq m)

www.crosthwaitecommercial.com



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LOCATION

The property is located in the busy town of Aberdare which is situated approximately 25 miles north-west of Cardiff.

The property occupies a prominent location within the town with nearby occupiers including Shoe Zone, B&M, Argos, Boots and Iceland Foods.

DESCRIPTION

The available unit is 4,046 sq ft on the ground floor and occupies a prominent position on Commercial Street.

The unit has a prominent frontage directly on the high street providing an excellent signage opportunities.

Internally, the property is in good condition and comprises an open sales area on the ground floor and ancillary storage on the second floor.

The shop front benefits from an electric roller shutter for security and there is a small yard to the rear.

There is also an abundance of car parking close-by.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **4,046 sq ft** **375.9 sq m**



TENURE

A new lease is available directly from the landlord for a term by arrangement.

RENT

We are quoting **£29,500 per annum exclusive**.

VAT

If elected, VAT will be paid at the prevailing rate.

USE

The property currently benefits from an 'E' use class, which includes retail, professional services, cafes although other uses will be considered subject to planning.

RATING

The unit is rated as Shop and Premises with a 2023 Rateable Value of £16,000.

Interested parties are invited to make their own enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
April 2023