

**NODDFA CHAPEL, CLYDACH ROAD,
TONYPANDY, CF40 2BD**

CHAPEL BUILDING



CHAPEL BUILDING TO LET

GROSS INTERNAL AREA: 47.33m² (509.46ft²) | TO LET £5,000 PER ANNUM EXCLUSIVE
LOCATED IN BLAENCLYDACH, TONYSPANDY | BUSY MAIN ROAD LOCATION

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LOCATION

The subject property is located on Clydach Road within the town of Tonypany and is surrounded by mainly traditional terraced dwellings, some places of worship and a small number of commercial premises.

Tonypany is a town within the county of Rhondda Cynon Taf, approximately 23 miles north west of Wales capital city of Cardiff and approximately 35 miles east of Swansea..

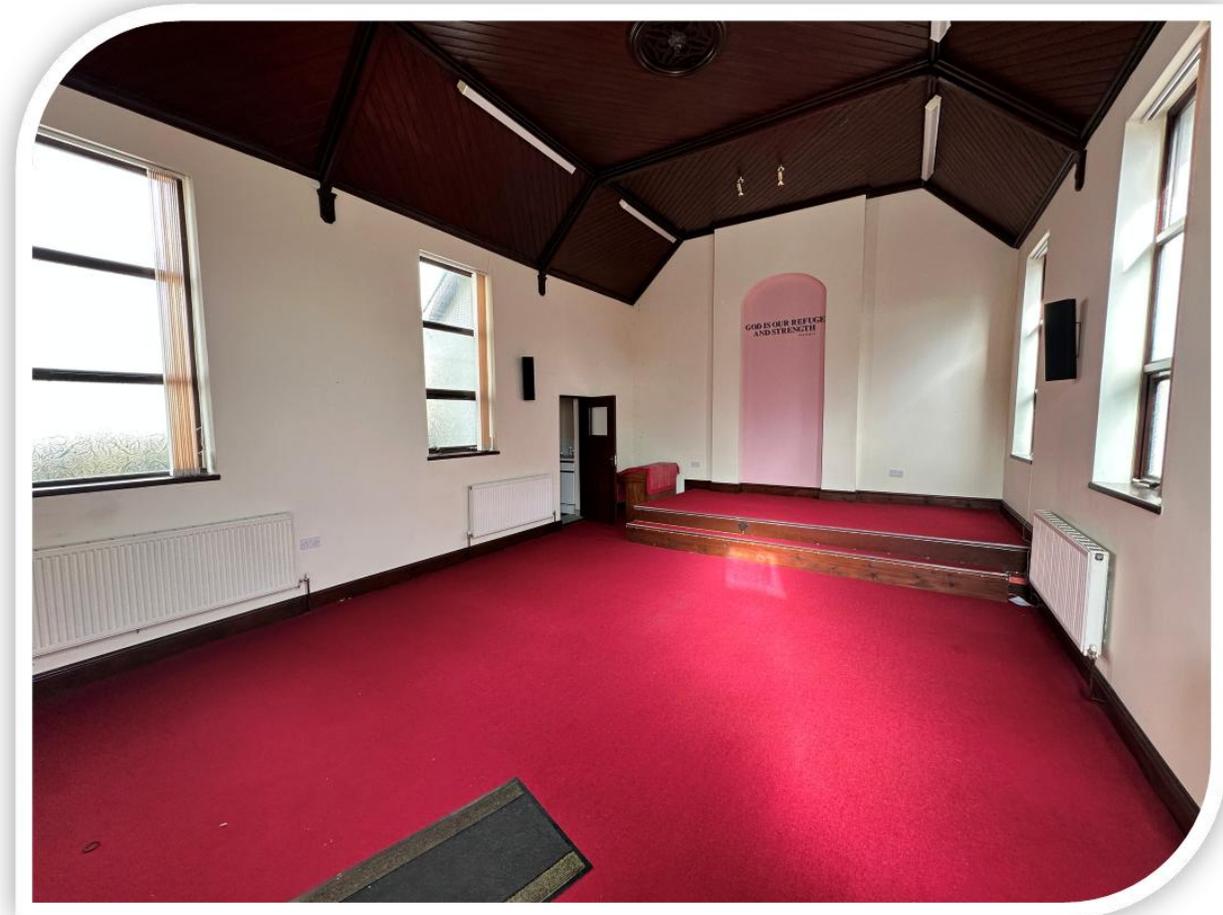
DESCRIPTION

The subject property comprises a purpose-built former chapel. The property is constructed of solid stone walls with facing stonework to the front and rendered to all other elevations, with a timber pitched roof clad with slate. The building has uPVC windows and rainwater goods.

Accommodation briefly comprises an entrance hall with WC facilities, the main congregation room and a small kitchen. The property is heated by a mains gas boiler serving several radiators.

The property has limited external space save for a narrow walkway around the majority of the building. There is a large retaining wall to both the side and rear of the property.

The building is not listed.



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TENURE

The property is available immediately on a new FRI lease, terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

QUOTING RENT

£5,000 per annum exclusive

BUSINESS RATES

Interested parties are asked to verify this information by contacting the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property is currently exempt from EPC requirements.

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

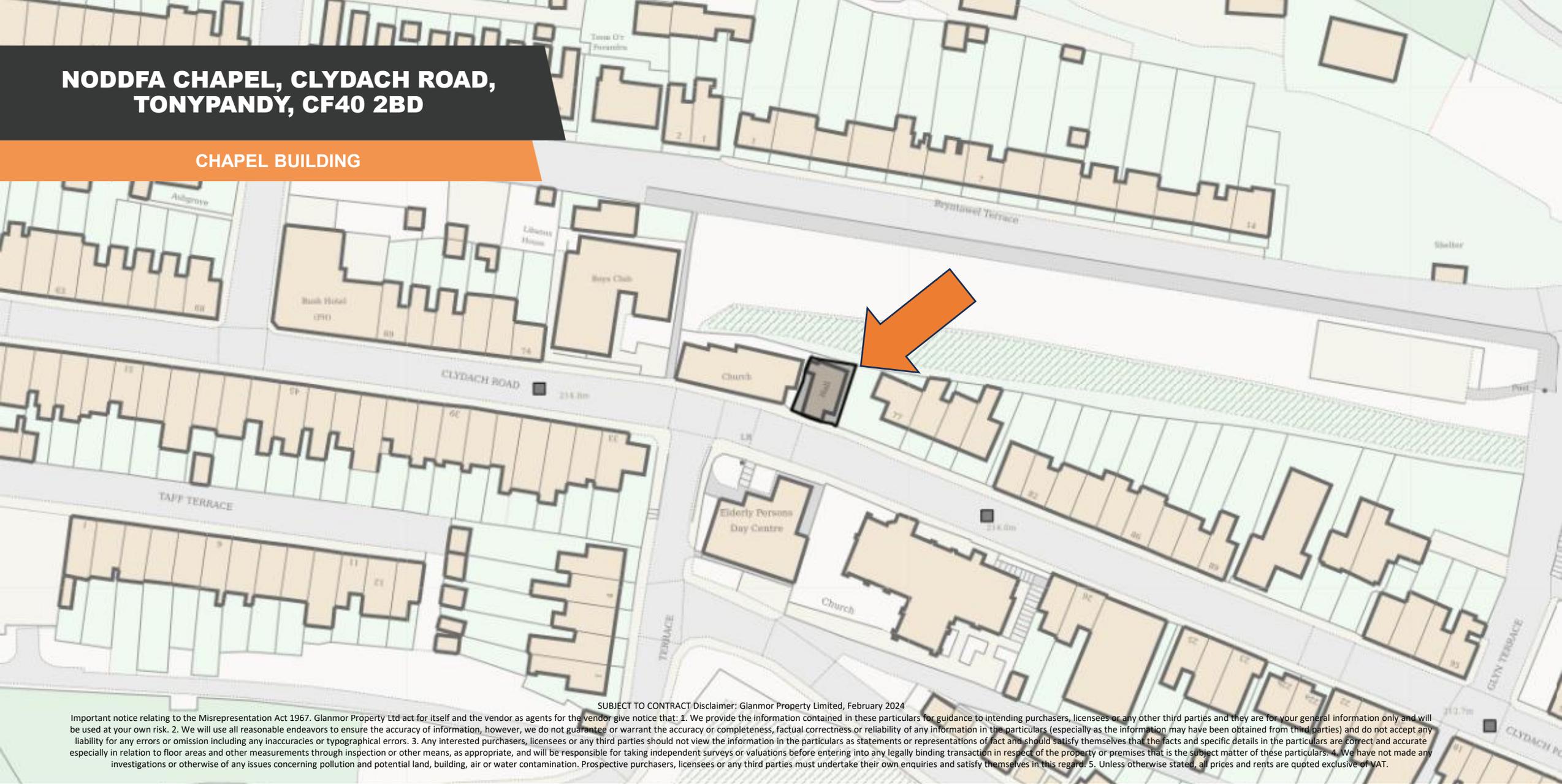
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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