

FOR SALE

54/55 & 56/58 Taff Street,

Pontypridd, CF37 4TD

FREEHOLD INVESTMENT - Two prime town centre high street retail units let to Citizens Advice and Pep & Co

- 9,385 sq ft net approx.
- £72,000 per annum rental income
- NIY of 9.00%; Reversionary Yields of 9.48% in 2025 and 9.94% in 2030.
- £760,000



Location

Pontypridd, which has a population of approx. 32,000, is a market and university town located at the confluence of the Taff and Rhondda Valleys, about 12 miles north west of Cardiff. The town is served by the A470 (Cardiff – Merthyr Tydfil), which connects to junction 32 of the M4 motorway, five miles to the south.

The properties are adjacent to one another and situated in the town centre, on the eastern side of Taff Street, close to its junction with Crossbrook Street. The locality is predominantly retail where neighbouring occupiers include Iceland, Peacocks, Holland & Barratt and Specsavers.

The area benefits from the £117million Pontypridd Regeneration Plan so far delivering the three Llys Cadwyn buildings situated less than a 100 metres north of the subject properties. The scheme includes Grade A offices, occupied by Transport for Wales, Llyfrgell Library and the state of the art leisure/fitness centre.

The regeneration plan also identifies several core ambitions, including its riverside plaza vision which involves demolishing 97-99a and 100-102 Taff Street. The development provides an opportunity to improve the public realm and open the townscape towards the river. The development will create better connections to drive footfall between the high street and riverside.



M4



5 miles south

A470



0.5 miles east

Merthyr Tydfil

12 miles

Cardiff

12 miles

Accommodation

Description

The two properties are three storey (plus basement) terraced buildings, constructed circa 100 years ago, but recently refurbished to provide ground floor retail units along with ancillary basement accommodation. The residential flats above have been sold off on a long leasehold tenure paying a fixed peppercorn rent.

Unit 54/55

Glazed shop front at ground floor level, with metal effect cladding panels to the upper floors.

The retail occupier is currently undertaking significant refurbishment and is due to open for business later this year. The £250,000 refurbishments include a kitchen, 1 on 1 meeting rooms, open plan reception/meeting area and a new disabled lift servicing the basement, also being refurbished to include office and meeting room accommodation.

Unit 56/58

Glazed shop at ground floor level with stone and rendered elevations. The ground floor provides regularly shaped clear retail accommodation which has been fitted out to the corporate specification of the tenant. The basement provides storage and staff accommodation.

Externally, there is loading to the rear of the building at basement level.

Unit 54/55	Sq ft	Sq m
Basement	1,363	126.59
Ground floor	1,763	163.79
TOTAL	3,126	290.38
ITZA	1,060	98.48

Unit 56/58	Sq ft	Sq m
Basement	2,358	219.05
Ground floor	3,901	362.45
TOTAL	6,259	581.50
ITZA	1,458	135.45

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning | Rates | EPC

Planning

We are verbally advised that the accommodation has planning consent for retail use but any occupier should make their own enquiries to the Planning Department of Rhondda Cynon Taf County Borough Council Tel: 01443 425004.

Application	54-55 Taff Street Description	Decision (Date)
16/0737/10	Retention of the ground floor retail unit and conversion of upper floors to six affordable units.	Granted September 2016
Application	56-58 Taff Street Description	Decision (Date)
14/1265/10	Retention and sub division of ground floor retail units, with new shop fronts and conversion of upper floors to 11 flats.	Granted February 2015

Business Rates

We understand Unit 54/55 does not currently have a Rateable Value as the building is being refurbished. Unit 56/58 has a Rateable Value of £34,750 from 1 April 2023.

Interested parties should make their own enquiries to Rhondda Cynon Taf County Borough Council to ascertain the exact rates payable.

www.voa.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Energy Performance Certificate

54-55 Taff Street – Rating E (115)

56-58 Taff Street – Rating D (97)

Tenancies

Unit 54/55 Taff Street

Floor	Term	Tenant	Rent	Comments
GF & Basement	15 years expiring 31 October 2035	Citizens Advice Rhondda Cynon Taff Ltd	£25,000 pa rising to £28,750 pa 1 st November 2025 rising to £32,500 pa 1 st November 2030.	<ul style="list-style-type: none"> - £25,000 pa equates to £21 per sq ft ITZA based on an ITZA of 1,060 sq ft. The rising rent of £32,500 pa equates to £28 per sq ft ITZA on the ground floor. - Tenant break 1st November 2030. - Tenant to contribute a fair proportion towards building insurance and service charge for the maintenance and repair of the building - Schedule of condition.
First & Second Floor	195 years from 31 st March 2017	Trivallis Ltd	£1 per annum.	<ul style="list-style-type: none"> - Tenant to contribute 50% of Landlords costs of insurance and service charge.

Unit 56/58 Taff Street

GF & Basement	10 years expiring 4 th September 2026	Pepkor UK Retail Ltd Trade as PEP & CO	£47,000 per annum.	<ul style="list-style-type: none"> - Passing rent of £47,000 pa equates to £29 per sq ft ITZA based on an ITZA of 1,458 sq ft on the ground floor. - Tenant break 5th September 2024. - Tenant to contribute a fair proportion of building insurance and service charge. Service charge capped at £2,000 per annum.
First & Second Floor	195 years from 16 th February 2016	RCT Homes Ltd	£1 per annum.	<ul style="list-style-type: none"> - Tenant to contribute 50% of Landlords costs of insurance and service charge.

Total current passing rent £72,000 per annum with a WAULT of 6 years and 4 months until expiry.



Covenants | Tenure | Price

Covenants

Citizens Advice Rhondda Cynon Taff Limited (Co. 03717793) are rated 96 “very low risk” on Creditsafe with a net worth of £578,309 as of March 2022.

Pepkor UK Retail Limited (Co. 09288913) are rated 79 “very low risk” on Creditsafe with a net worth of £29,702,518 as of September 2022.
Poundland Limited owns 100% of Pepkor UK Retail Limited.

Tenure

Freehold held under title numbers WA737521 & CYM618251.

Proposal

We are instructed to seek offers for the freehold interest at £760,000.

This reflects a net initial yield of 9.00% after allowing for standard purchaser costs of 5.19%, an equivalent yield of 9.63%, and reversionary yields of 9.48% in 2025 and 9.94% in 2030.

The price breaks back to a low capital value of £81 per sq ft.

Viewing Arrangements

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



Alder King Property Consultants

18 Park Place
Cardiff
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www.alderking.com

AK Ref: OY/AK/98457
Date: September 2023

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

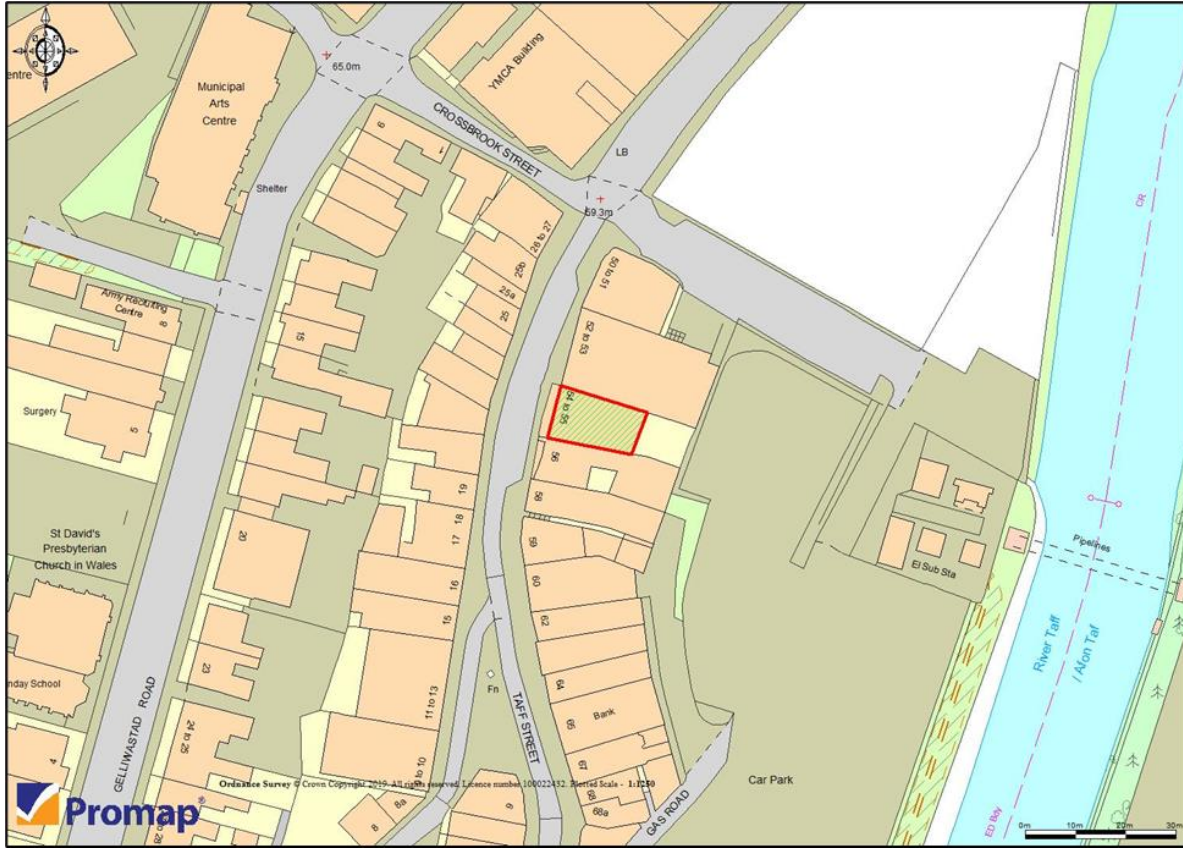
2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

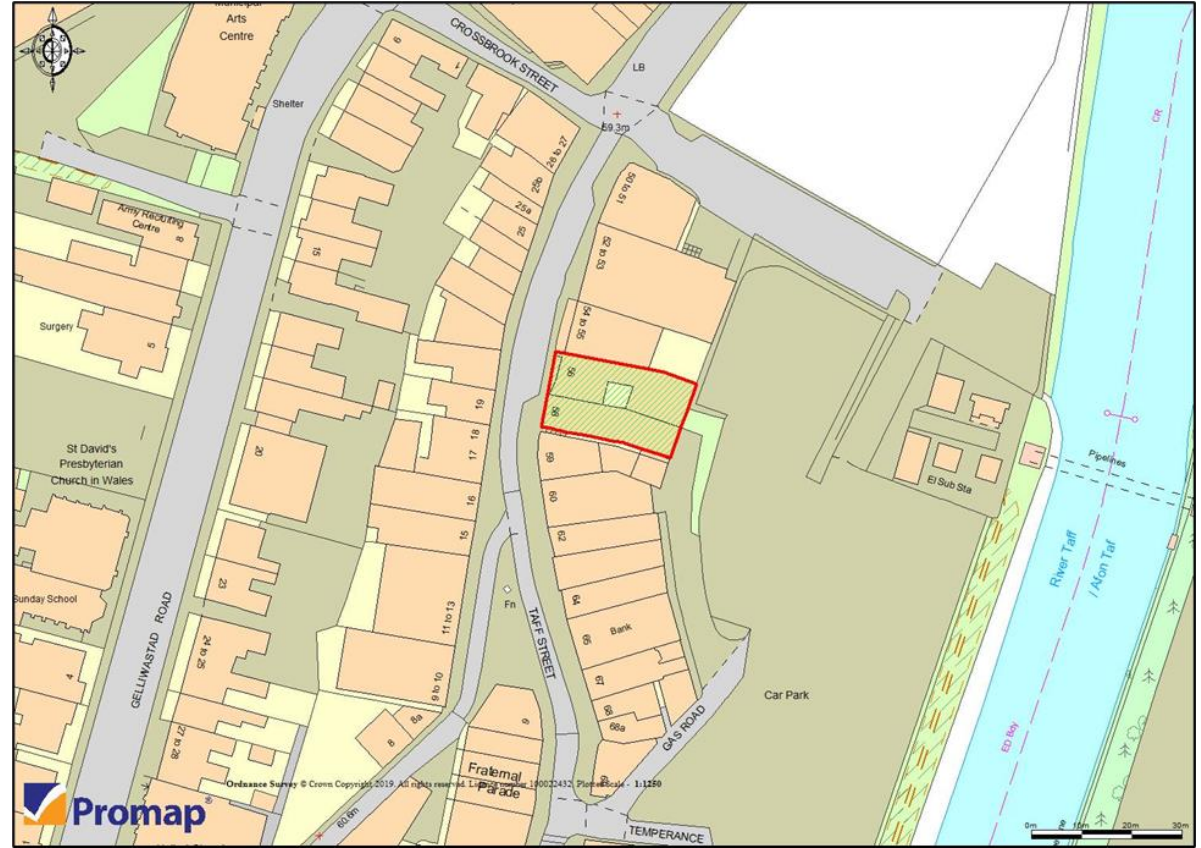
3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

54/55 Taff Street



56/58 Taff Street





Citizens Advice



Pep & Co

