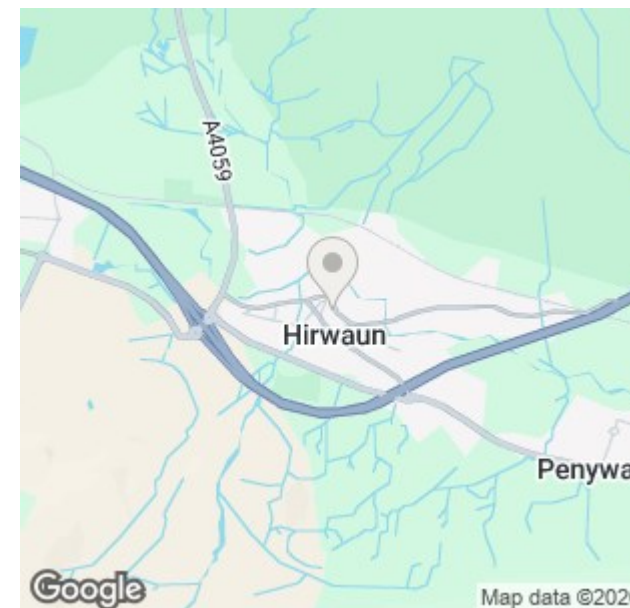


The Overview

Property Name:
High Street, Hirwaun

Price:
£400 Per Calendar Month

Qualifier:
Per Calendar Month



The Bullet Points

- Prominent High Street location
- Spacious open-plan layout
- Modern kitchenette
- Bright and airy interior
- Excellent passing frontage
- Ground floor commercial unit
- Large display windows
- Separate WC facilities
- Suitable for various uses
- Available immediately



The Main Text

An excellent opportunity to lease well-presented ground-floor commercial premises occupying a prominent position on Hirwaun High Street. Offering a versatile layout, the property is well suited to a range of business uses including retail, office, professional services, beauty, therapy, or consultancy, subject to any necessary consents.

The accommodation comprises a bright and spacious main retail/office area with large front-facing windows providing excellent natural light and display potential. To the rear is a fitted kitchenette together with a separate WC, creating a practical and functional working environment.

Recently improved throughout, the premises benefit from modern décor, ample power points, quality flooring, and excellent visibility from the High Street. The property is available immediately and offers an ideal base for both new and established businesses looking to benefit from a central village location.

Viewing is highly recommended to appreciate the flexibility and potential this commercial unit has to offer.

Business Rates

The property has a current Rateable Value of £2,425. 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 the relevant Local Authority to confirm their Business Rates liability and eligibility for any available reliefs.

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

Situated on Hirwaun High Street, the property enjoys a central position within a well-established village that offers a variety of independent retailers, cafés, local services, and everyday amenities. Hirwaun continues to attract both local residents and passing trade, making it an excellent location for a range of businesses seeking visible and accessible premises.

Transport Links

The property benefits from excellent transport connections, with easy access to the A465 Heads of the Valleys Road providing direct routes to Merthyr Tydfil, Aberdare, Brecon and the M4 corridor via the A470. Regular local bus services operate through Hirwaun, while nearby Aberdare offers rail connections to Cardiff, making the premises easily accessible for customers and staff alike.

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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