

GROUND FLOOR RETAIL UNIT TO LET

A3 RESTAURANT/TAKEAWAY PREMISES – LOCATED ADJACENT TO TESCO EXPRESS



- A3 planning consent - would suit Takeaway/Restaurant operators
- Highly prominent trading position located at Broadway Retail Centre in Treforest, South Wales
- Located adjacent to Tesco Express and Square Pizza also near Subway and Domino's
- Customer car park available – shared between the occupiers on site
- Available from Q4 2025
- Located very close to the University of South Wales – Treforest Campus

UNIT 3 BROADWAY RETAIL CENTRE, BROADWAY, PONTYPRIDD, CF37 1BH

Location

The property is situated in a well-established position within Broadway Retail Centre, immediately adjacent to Tesco Express. Nearby occupiers include Subway, Domino's, Barinis Bar in addition to a number of established local businesses. The property also benefits from direct main road frontage overlooking Broadway with excellent prominent roadside visibility.

Broadway Retail Park offers shared customer parking for around 28 vehicles and lies approximately 1 mile from Pontypridd town centre. It is located in the busy Treforest area, which is also home to the University of Glamorgan, less than 1 mile away from the subject property. Also situated less than 3 miles away from Church Village & Treforest Industrial Estate.

Accommodation

The retail property provides accommodation on ground floor only. The unit was most recently occupied by Papa John's, with much of their fit-out still in-situ. The unit provides the following approximate floor area: -

Ground Floor Sales	c. 161.50 m ² / 1,738 ft ²
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Lease Terms

The premises are available by way of a new full repairing and insuring lease

Quoting Rental

£26,500 per annum exclusive

EPC

Rate 34 B - Valid until 9 October 2035

VAT

It is understood that the property is VAT elected



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

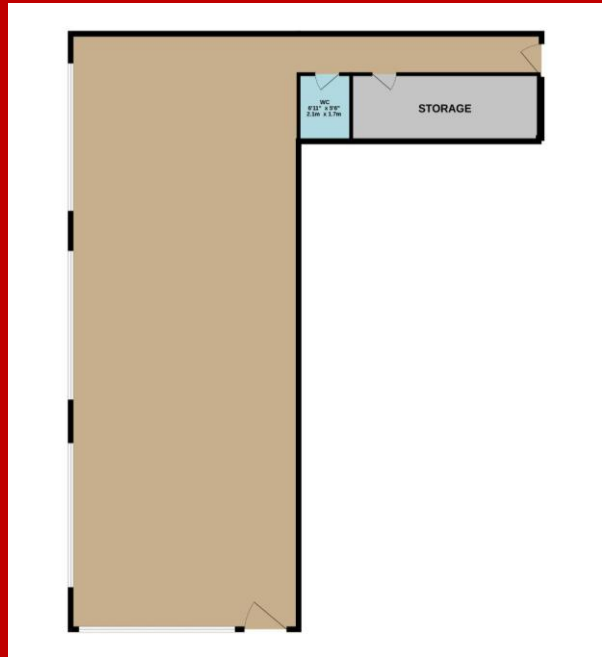
Business Rates

Rateable Value £26,500 UBR (2025/2026) 0.568 Rates Payable £15,052

Planning

Based on the previous occupiers trading at this site, it is our understanding that the property benefits from existing A3 planning use. All interested parties are strongly encouraged to verify this via the local Council planning department.

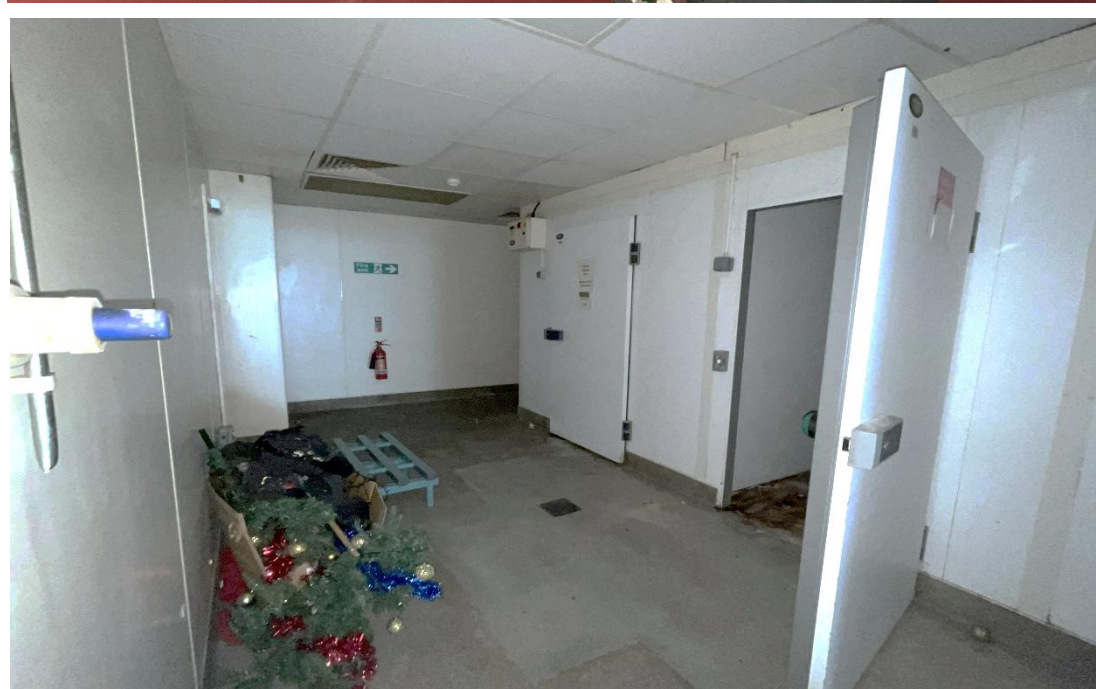
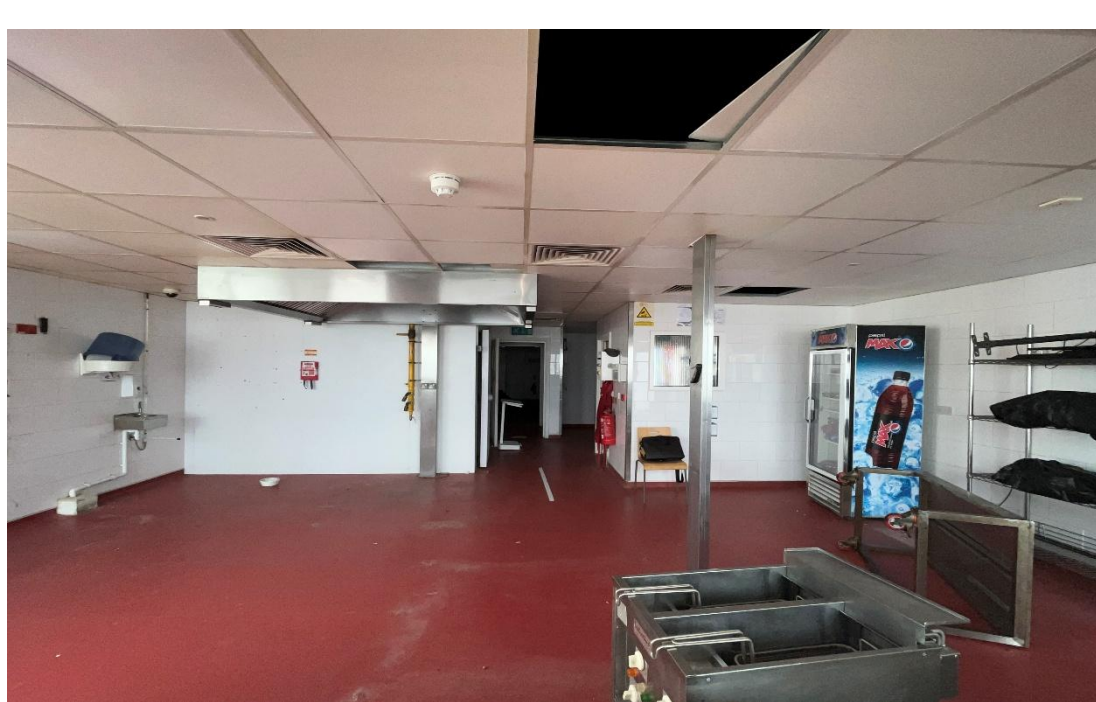
FLOOR PLAN



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VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 029 20372 599



 029 20372 599

 info@dtrsurveyors.com

 @DTRsurveyors

 [dtrsurveyors](https://www.instagram.com/dtrsurveyors)



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