



**Oxford Street, Mountain Ash
CF45 3HB**

TO LET
£400pcm



- **TOWN CENTRE LOCATION**
- **WORKING KITCHEN**
- **IDEAL FLOORSPACE AND WORKSHOP**



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Property Description

***TO LET - COMMERCIAL PREMISES ***

Commercial premises to let situated on the busy high street of Oxford Street, Mountain Ash. The property could lend itself to a multitude of uses. With plenty of workspace, kitchen units and an ideal location for passing trade, this could be perfect for entrepreneurs looking to open a business in the heart of the Mountain Ash town centre,

Rent £400pcm

Deposit £400pcm



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Working Shutters With Fob System,
Spacious Front Window, Popular Location

SHOP FLOOR

Tiled Flooring and Walls, Ample Space for
Advertisement, LED Lights, Kitchen
Countertop and Open Plan Area with
Heated Counter Display



KITCHEN WORKSPACE

Vinyl Slip Resistant Flooring, Handwash
Basin, Food Wash Basin, Kitchen Utilities
with Ample Room for Preparing and
Producing Food

STORAGE AREA

Tiled Flooring and Walls, Emulsion
Painted Ceiling, Storage Preparing and
Producing Area, Entrance to W/C



W/C

W/C (to be Refitted), Tiled Flooring and
Walls, Emulsion Ceiling, Small Window to
Side





EPC

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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01443 476419
enquiries@tsamuel.co.uk
<https://www.tsamuel.co.uk/>