



TO LET



Commercial Shop, 74 Llewellyn Street, Pentre, CF41 7BS

£325 PCM

- COMMERCIAL PROPERTY
- COUNCIL TAX A
- EPC D

THE PROPERTY

ONLINE APPLICATION ONLY

Nestled on the bustling Llewellyn Street in Pentre, this commercial property presents an excellent opportunity for those seeking a retail space in a vibrant location. With its prime position on a main road, the property benefits from high visibility and foot traffic, making it an ideal spot for a variety of businesses.

The property features a welcoming shop front, perfect for attracting customers and showcasing your products or services. Inside, you will find a well-equipped kitchen and a washroom, providing essential facilities for both staff and customers. The layout is designed to maximise functionality, ensuring that your business can operate smoothly.

Whether you are an established business looking to expand or a new venture seeking the perfect launchpad, this retail property on Llewellyn Street is a fantastic opportunity not to be missed. Embrace the potential of this space and make it your own in the heart of Pentre.

EPC Rating D

Council tax Band A

Holding Fee payable £75 upon application

Late Rent Payments: Rent must be paid in full on the due date. Where rent remains unpaid after 2 days, interest may be charged at 3% above the Bank of England base rate, calculated daily from the due date until payment is received, in accordance with the Tenancy Agreement

SITUATION

Directions