Porth
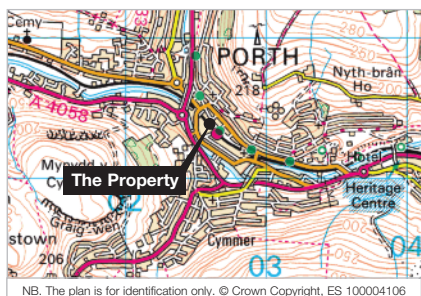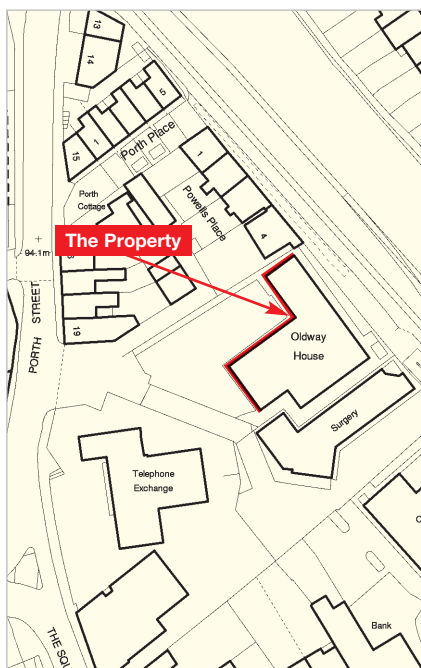
Oldway House
Porth Street
Rhondda Cynon Taff
CF39 9ST

- **Freehold Office Investment**
- Let to The Secretary of State for Communities and Local Government
- Approximately 1,358 sq m (14,617 sq ft)
- Lease expires 2018 (1)
- On-site car parking
- Current Rent Reserved

£77,000 pa

NB. The plan is for identification only. © Crown Copyright, ES 100004106

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Tenure
Freehold.

Location
Porth, located on the A4058 in the Rhondda Valleys, is located 3 miles west of Pontypridd, 14 miles north-west of Cardiff, 12 miles north-east of Bridgend and 4 miles west of the A470. The A470 provides direct access to the M4, 12 miles to the south.

The property is situated close to the town centre on the eastern side of Porth Street, to the north of its junction with Station Street. Adjacent to the property is Porth Farm Surgery and a short distance away on Porth Street is the police station.

Occupiers close by include Costcutter, Oakdale Pharmacy and a variety of local traders.

Description
The property comprises a purpose built office building arranged on ground and three upper floors. The property benefits from central heating, double glazed windows, carpeting throughout and WC facilities. There is a passenger lift serving all floors, and a car park to the front of the property providing some 14 spaces.

The property provides the following accommodation and dimensions:

Ground Floor	356 sq m	(3,832 sq ft)
First Floor	334 sq m	(3,595 sq ft)
Second Floor	334 sq m	(3,595 sq ft)
Third Floor	334 sq m	(3,595 sq ft)
Total	1,358 sq m	(14,617 sq ft)

Tenancy
The entire property is at present let to THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT for a term of years from 25th March 2015 and expiring 31st March 2018 at a current rent of £77,000 per annum. The lease contains internal repairing and insuring covenants.

(1) There is a rolling break option upon serving 6 months' written notice.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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