



# T Samuel Estate Agents

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**Commercial Unit on Commercial  
Street, Mountain Ash  
CF45 3PP**

**TO LET**  
**£500<sub>pcm</sub>**



- **PERFECT LOCATION**
- **HIGH FOOTFALLS**
- **AVAILABLE IMMEDIATELY**



## Property Description

Commercial unit to let in Mountain Ash Town Centre. This unit is located right in the heart of the town centre, offering excellent visibility and foot traffic.

The unit features large windows, allowing for ample natural light and creating a bright and inviting atmosphere.

The interior is well-maintained with a modern design, making it suitable for various types of businesses. For more specific details, please get in touch to find out why this is the perfect space for your business! 📞





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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EPC

