



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

**TO LET**  
**£500<sub>pcm</sub>**



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





## 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 £500pcm

Deposit £500pcm.



## SHOP FRONT

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

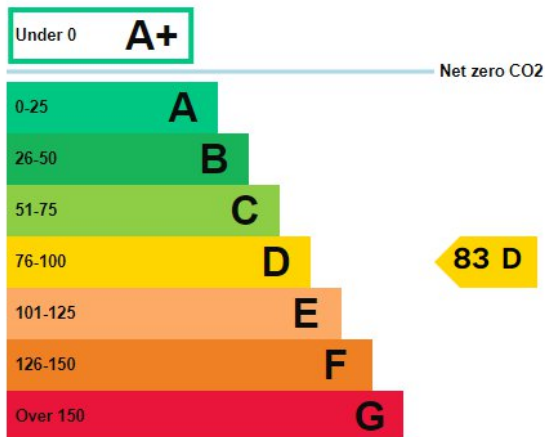
Vinyl Slip Resistant Flooring, Handwash Basin, Food Wash Basin, Kitchen Utilities with Ample Room for Preparing and Producing Food



## EPC

### Energy rating and score

This property's energy rating is D.



### 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

### 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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