



FORMER HEALTH CENTRE, BRIDGE STREET, **PONTYPRIDD** CF37 4SE

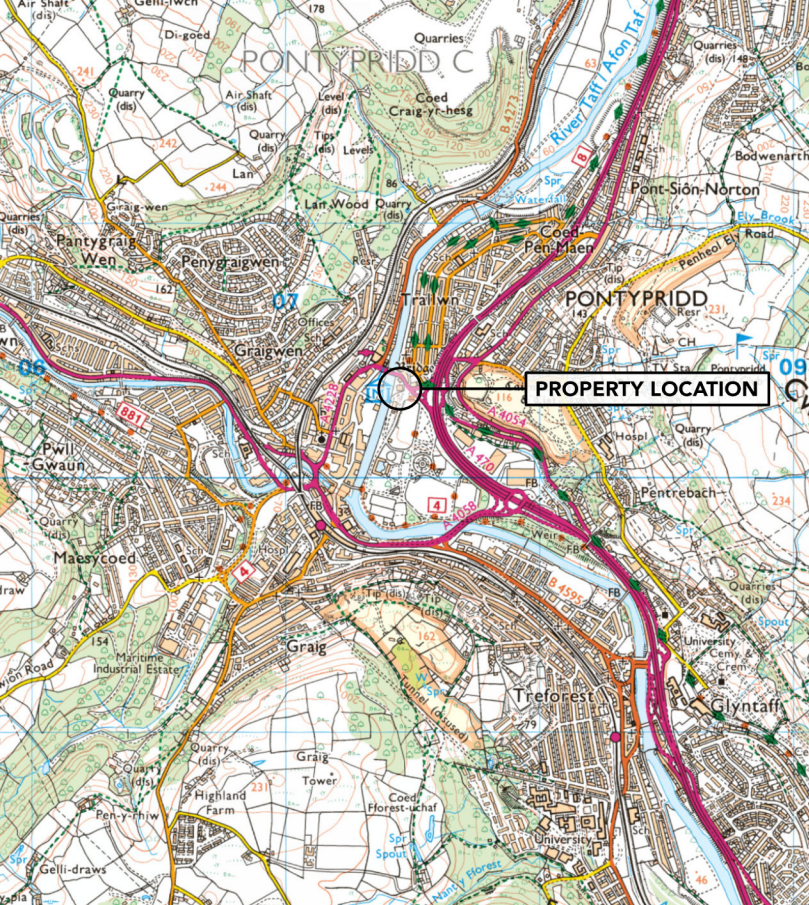
**Former Health Centre, Bridge Street, PONTYPRIDD CF37 4SE**

**Prominent building** with existing planning consent for D1 **FOR SALE** with redevelopment potential

Two storey, former surgery with a gross internal floor area of approximately **943.9 sq m (10,160 sq ft)**, plus undercroft parking. Site area approximately **0.312 acre (0.126 hectare)**

**stuarthogg**  
property consultants  
[www.stuarthogg.com](http://www.stuarthogg.com)  
**029 2125 0050**





## LOCATION

The Property is located on Bridge Street (A4223), one of the main roads into Pontypridd town centre from the A470 dual carriageway and adjacent to the Ynysangharad Park main entrance. The town centre is less than 100m to the west over the River Taff. The frontage of the Property overlooks Bridge Street with other nearby uses including neighbourhood retail, the Maltster's Arms Public House and residential dwellings.

Cardiff is approximately 10 miles to the south providing access to the M4 at Junction 32 and Merthyr Tydfil 12 miles to the north providing access to the A465 Heads of the Valleys Road.

There are pedestrian links to the town centre across the Old Bridge and also from Ynysangharad Park across a pedestrian bridge.

There is vehicular access to the side, directly off Bridge Street, leading to the rear and undercroft car park.

## DESCRIPTION

The Property comprises a two storey, concrete frame health centre building with undercroft parking. Elevations are mainly brick with double glazed, uPVC windows and a flat roof that incorporates roof lights. There are two level access entrances in the front elevation.

Internally, the Property is arranged to provide consulting rooms and treatment rooms with larger public waiting areas and reception. There are two internal staircases and also stairs from the undercroft car park.

The Property has a gross internal floor area of approximately **943.9 sq m (10,160 sq ft)** - please see indicative floor plans for layout.

## SERVICES

Mains electricity, gas, water and mains drainage are connected. Heating is provided by gas fired central heating system with wall mounted radiators. Lights are predominantly fluorescent tube fittings.

## BUSINESS RATES

The Property is currently assessed in the 2023 Rating List with a Rateable Value of £14,750.

## PLANNING

The Property has planning consent for its former use as a health centre, falling into use class D1 of the Town & Country Planning (Use Classes) Order 1987.

In the adopted Rhondda Cynon Taff Local Development Plan, the Property is shown as being within the Settlement Boundary for Pontypridd and also within the Town Centre Boundary (Policy SSA1) and the Northern Strategy Area (NSA12).

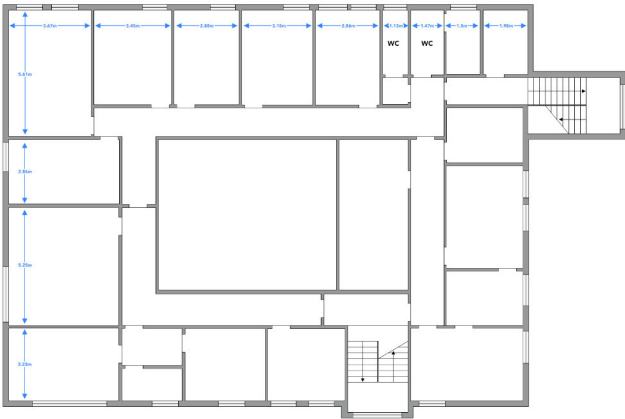
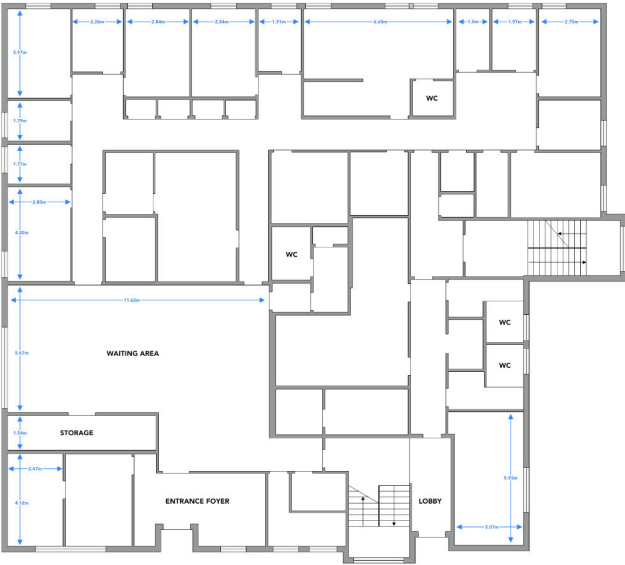
The Property has potential for alternative uses falling within use class D1 (including creche, day nursery, education, gallery, place of worship) and also other uses such as residential, leisure or office, subject to planning consent.

Interested parties are advised to satisfy themselves as to the suitability of the Property for their intended use.





FLOOR PLANS



GROUND

FIRST

NB. FLOOR PLANS AND DIMENSIONS FOR INDICATIVE PURPOSES ONLY



## TERMS

The freehold interest in the Property is offered for sale with offers invited in region of £350,000.

## VAT

No VAT will be applicable to sale price.

## EPC

The Property has an EPC rating of "D". Full certificate and recommendations can be provided on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

For further information please contact agents:

Stuart Hogg - Stuart Hogg Property Consultants  
M. 07723 923770  
T. 029 2125 0050  
E. [sh@stuarthogg.com](mailto:sh@stuarthogg.com)







THE PROPERTY

MERTHYR TYDFIL  
(12 MILES)

CARDIFF  
(10 MILES)

A470

YNYSANGHARAD PARK

BUS STATION

MUSEUM

LIBRARY

MALTSTERS ARMS

TRANSPORT FOR WALES

YMa

GATTO LOUNGE

PONTYPRIDD TOWN CENTRE

**stuarthogg**  
property consultants  
[www.stuarthogg.com](http://www.stuarthogg.com)  
029 2125 0050

**Important Notice:** 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.