



**UNIT B DINAS ENTERPRISE CENTRE, CYMMER ROAD, PORTH CF39 9BL**

**Unit B, Dinas Enterprise Centre, Cymmer Road, PORTH CF39 9BL**

**LARGE RETAIL UNIT** available **TO LET** in busy location

**5,781 sq ft** ground floor sales area plus ancillary **235 sq ft** and rear storage **1,864 sq ft**

**Prominent and busy ROADSIDE** position located **between Lidl & Aldi** supermarkets adjacent to Greggs

**stuarthogg**  
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[www.stuarthogg.com](http://www.stuarthogg.com)  
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## LOCATION

Busy location on the A4058 north of Porth town centre and between Aldi and Lidl supermarkets.

Prominent position with adjacent occupiers including Greggs, Farm Foods, Alliance Carpets and KFC.

Car parking to front.

## DESCRIPTION

A large ground floor retail unit formerly used by Original Factory Shop. Suspended ceilings and laminate flooring throughout sales area. Ancillary staff facilities WC to the rear together with rear warehouse area with loading doors.

## SERVICES

Mains electricity, water and mains drainage are connected. Heating is by wall mounted electric heaters.

## FLOOR AREAS

The sales area has an approximate net internal floor area of 5,781 sq ft plus a storage area to rear of 1,864 sq ft and ancillary accommodation - see indicative floor layout plans.

## BUSINESS RATES

The property is currently assessed in the 2026 Rating List with a Rateable Value of £27,500 and is described as a "showroom, stores and premises".

## PLANNING

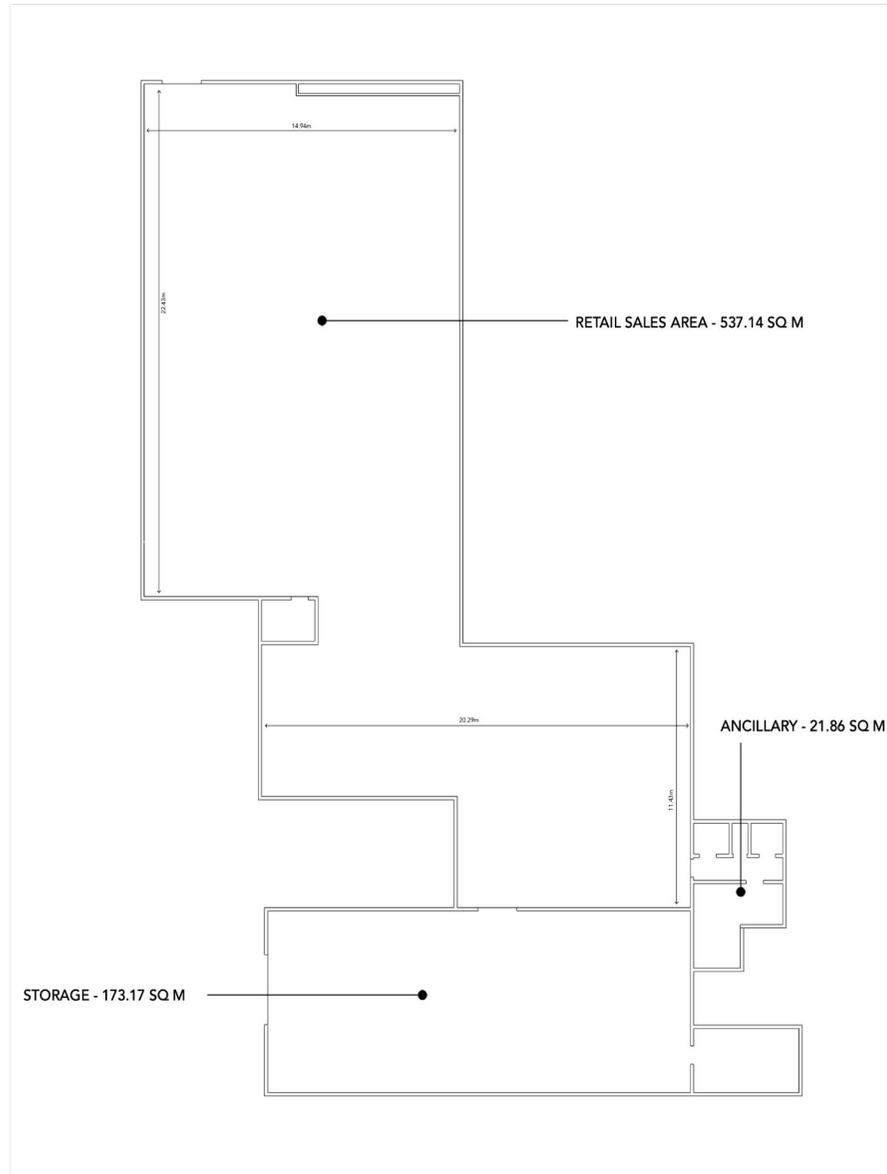
The property has been used for retail within A1 use class.

## TERMS

Available to let on a new lease for term to be agreed. Rental £47,500 plus VAT per annum, exclusive.



## FLOOR LAYOUT PLAN



FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY - DIMENSIONS QUOTED ARE APPROXIMATE AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN SURVEY



**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.



## VAT

VAT will be applicable to rent.

## EPC

The 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 or to arrange a viewing please contact:

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