



**TO LET**

**Land/Compound**

Ridgewell Way, Tonypany, South  
Wales, CF40 2JJ

**align** Chartered  
Surveyors

## Description

The Land/Compound at Ridgewell Way, Tonypany is an irregular parcel of land, featuring a large open flat tarmac storage/compound (Former car park). Directly adjacent to the busy Texico Petrol station in the Town.

This site provides a fantastic opportunity for a small start-up businesses to grow and develop (subject to planning) a small unit and yard.

Currently set out as a car park. This was predominately used for the former adjacent industrial unit. The site could be secured by fencing around the perimeter, thus providing an excellent opportunity for the likes of Local Builders, scaffolders and other outdoor secure storage facilities/parking.

## Location

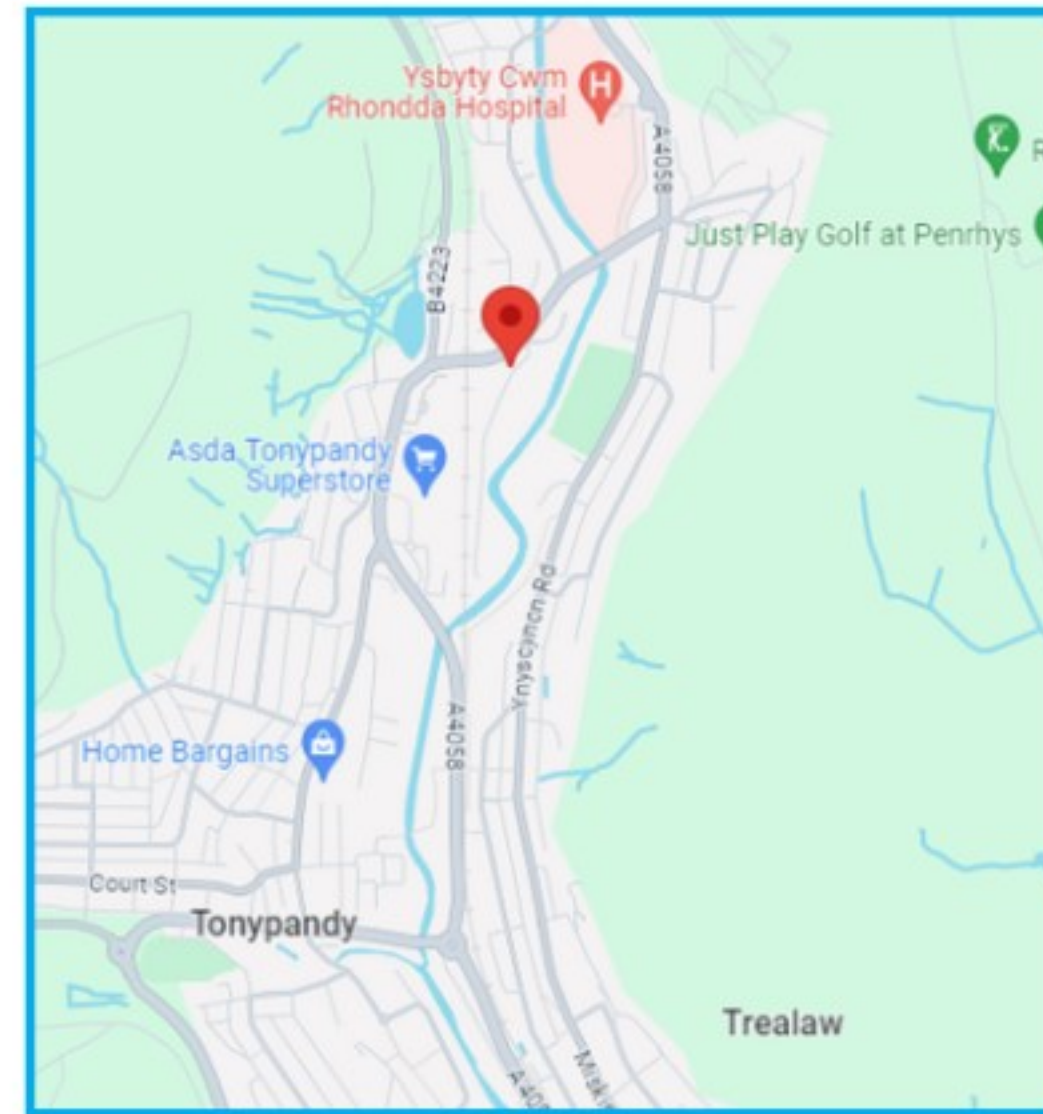
The land/Compound off Ridgewell Way, provides access off the main through road of Tonypany, South Wales (A4058 providing a direct route to the nearby Town of Pontypridd).

This site is located within the CF40 area of Rhondda Cynon Taff County, to the north of the town Centre. Ultimately linking to the A470, that leads directly South to Cardiff City Centre (18 Miles) and Swansea (30 Miles).

Nearby occupiers and businesses include a Texico Petrol filling station, ASDA Super store, Day care providers and Home Bargains.

Public transport links are excellent within a 2 minute walk are bus stops and National Rail connections via Llwynpia Train Station, providing good regular daily services.

## Location Plan



## Land/ Compound Space sq. ft

land/ Compound	Sq.m	Sq. Ft.
Land	754	8,120



### Land/ Storage

Comprising open space with tarmac lined parking or open storage.



### Business Rates

All enquiries are to be made directly to the Valuation office.

## Rent

Land/ Compound	Rent
Land	£16,200

Rent will be exclusive, plus VAT.

## Terms

Terms will be offered from a minimum of a 3 year agreement, with either party to provide 6 months mutual prior written notice at any point. A 3-month security deposit will be required, with rent payments made monthly in advance.

## EPC

Not applicable.

## Viewing

All viewings are to be arranged through Align Chartered Surveyors by contacting one of our agents below:

[Christopher.Black@alignsurveyors.co.uk](mailto:Christopher.Black@alignsurveyors.co.uk)  
[Kelsey.Collins@alignsurveyors.co.uk](mailto:Kelsey.Collins@alignsurveyors.co.uk)

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal fees in the preparation of any lease agreement, these shall be confirmed on application.

### Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)



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