

## Tonypandy Thistle House Llwynypia Road Mid Glamorgan CF40 2EP

- **Town Centre Freehold Office Investment**
- Let to Trillium (Prime) Property (GP) Ltd (t/a Job Centre) on a lease expiring in 2018
- Office building totalling 1,424 sq m (15,327 sq ft)
- Includes secure car park
- VAT not applicable
- Current Rent Reserved  
**£57,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Tonypandy is a well established market town located in the Rhondda Valley, 17 miles north-west of Cardiff, access to which is via the A4058/A470. The A470 in turn links to the M4 (Junction 32) and the town also has rail links to the national rail network.

The property is situated on the west side of Llwynypia Road, at the junction with Berw Road, in the town centre, approximately 0.5 miles from the train station. Occupiers close by include Farmfoods, Co-operative Food, Rhondda Principal Office.

### Description

The property is arranged on ground and three upper floors to provide an office building which benefits from suspended ceilings, perimeter trunking, lift and secure car park.

The property provides the following accommodation and dimensions:

Ground Floor	423.5 sq m	(4,559 sq ft)
First Floor	523.0 sq m	(5,630 sq ft)
Second Floor	477.5 sq m	(5,138 sq ft)
Third Floor (Plant) – Not inspected		
<b>Total</b>	<b>1,424 sq m</b>	<b>(15,327 sq ft)</b>

### Tenancy

The entire property is at present let to TRILLIUM (PRIME) PROPERTY (GP) LTD for a term of years from 1st January 2012 expiring 1st April 2018 at a current rent of £57,500 per annum. The lease contains full repairing and insuring covenants. The 2014 and 2016 break clauses were removed by way of a Deed of Variation.

### Tenant Information

For the year ended 31st March 2013, Trillium (Prime) Property (GP) Ltd reported a turnover of £572.5m, a pre-tax profit of £74m, shareholders' funds of £330.8m and a net worth of £330.8m. (Source: riskdisk.com 11.02.14.)

### VAT

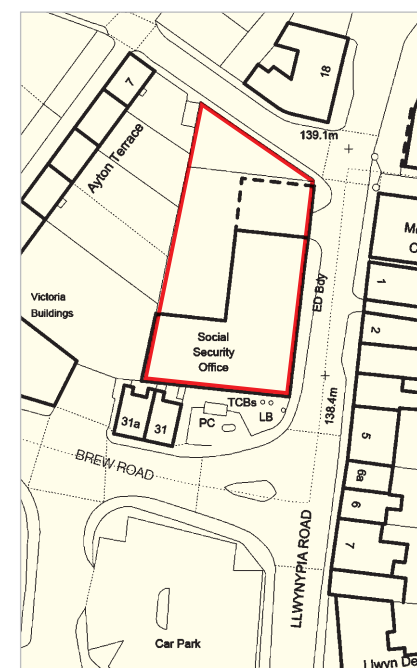
VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Goddard, Sutton Mattocks Solicitors. Tel: 020 8876 8811 e-mail: [sg@suttonmattocks.co.uk](mailto:sg@suttonmattocks.co.uk)

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