

STUDIO TO LET

Property Description: Studio 1, Model House, Swan Street, Llantrisant, RCT, CF72 8EB

Rhondda Cynon Taff County Borough Council (“The Council”) is inviting applications for the letting of an Arts & Crafts studio at Model House, Llantrisant.

Key Property Details

Property:	Studio 1, Model House, Swan Street, Llantrisant, RCT, CF72 8EB.
Permitted Use:	Design studio with ancillary retail and ancillary café only, subject to the terms of the lease and any necessary consents. Any proposed use outside of the following planning classes would require a prospective tenant to submit a planning application (at their expense) in regard to a change of use: - B1; - A1; - A3.
Approximate Floor Area:	1133.6 sq. ft. (approximately 105.3 sq. m.)
Rent:	£11,336 per annum
Deposit:	The Council may require the Tenant to provide a deposit, which will be held as security and may be used where the Property is left in a poor or unsatisfactory condition at the end of the lease. The deposit will be returned to the Tenant following confirmation that the Property has been left in a condition to the satisfaction of the Council, subject to the terms of the lease and any deductions properly made.
VAT:	The Council reserves the right to charge VAT, where applicable.
Service Charge:	The Council reserves the right to implement a service charge. Further details are available upon request.
Business Rates:	The Tenant will be responsible for business rates. Further information on whether any prospective tenant may be

	entitled to business rates relief can be obtained from the Council's website at the link below: Business rates relief and reductions Rhondda Cynon Taf County Borough Council
Energy Performance Certificate (EPC):	D (Score – 93). A link to the EPC can be found below: https://find-energy-certificate.service.gov.uk/energy-certificate/0897-0955-0030-1600-5803
Availability:	Available from November 23 rd 2026.
Lease Term:	3-5 years (to be negotiated). The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.
Insurance:	Prospective Tenants are advised to hold Public Liability Insurance cover amounting to £7.5m throughout the term of the lease. Where a Tenant wishes to hold a lower level of Public Liability Insurance cover and chooses not to comply with the Council's advice, the Tenant should satisfy itself that the level of cover held is sufficient to protect against any potential claim arising from its occupation and use of the Property.
Legal and Professional Fees:	The Tenant will be responsible for the Council's Legal and Professional fees in connection with the grant of lease.

Property Description

The studio comprises approximately 1133.6 sq. ft. (105.3 sq. m.) of studio accommodation within Model House, Llantrisant.

The accommodation provides:

- Main studio area;
- Heating and lighting;
- Communal WC facilities; and
- Communal kitchen facilities.

The property is suitable for use as a design studio with ancillary retail and ancillary café only, subject to the Council's standard lease terms and any necessary planning or other statutory consents.

Prospective Tenants are advised to satisfy themselves that the accommodation is suitable for their intended use prior to submitting an application.

Rent and Lease Terms

The Property is offered at a rent of £11,336 per annum.

The Property will be offered by way of a lease for a term of 3-5 years, subject to the Council's standard terms and conditions.

The Tenant will be responsible for the payment of; rent, business rents, utilities, and any service charge applicable to the Property.

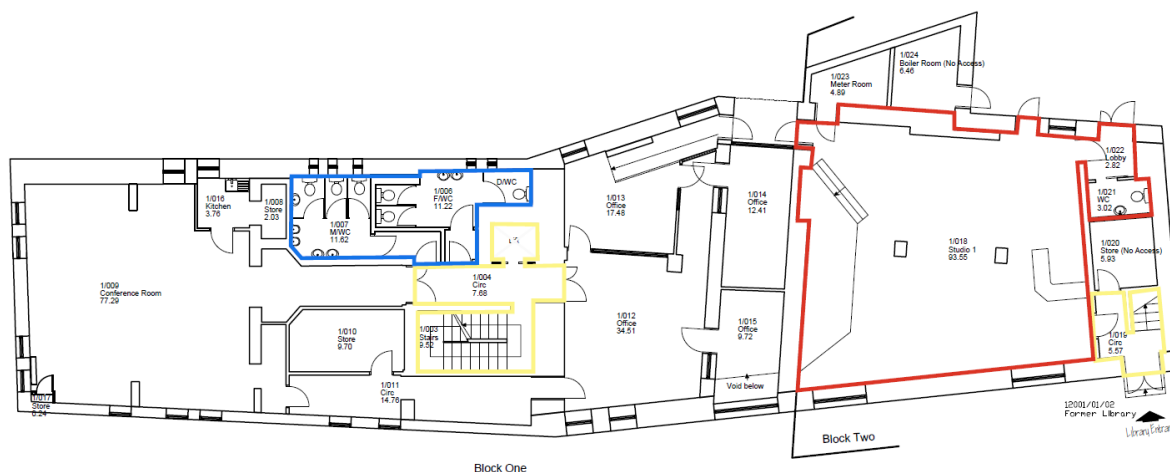
The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

The Tenant will be responsible for the internal repair and maintenance of the studio. The Council may charge a service charge in relation to the running costs of the Property.

The Tenant will also be responsible for complying with all relevant statutory requirements and obtaining any consents required for their proposed use of the premises.

Further details of the proposed lease terms will be provided to the successful applicant.

Floor Plan



The studio is located on the ground floor as identified edged red on the above plan.

The floor plan is provided for indicative purposes only. Measurements and dimensions should not be relied upon and prospective tenants should satisfy themselves as to the accuracy of the information provided.

How to Apply

Interested parties are invited to submit an application to the Council.

An application form should be requested from and returned to Stephen Watkins (Estates Surveyor) **by no later than 12pm on 7th October 2026**.

Details to request an application form are found below:

Stephen Watkins (Estates Surveyor)
Rhondda Cynon Taf County Borough Council
Email: stephen.watkins@rctcbc.gov.uk
Telephone: 07392193738

Applications will be considered and determined in accordance with the Council's relevant property procedures and its statutory obligations under s.123 of the Local Government Act 1972, including the requirement to obtain the best consideration that can reasonably be obtained, where applicable.

The Council reserves the right to request further information from applicants as part of the application process.

Applications received after the closing date and time will not be considered.

Viewing

Interested parties are able to view the Property prior to submitting an application. Viewings are available by appointment.

To arrange a viewing, please contact Stephen Watkins using the contact details above.

Important Information

The Council reserves the right to withdraw the Property from the market at any time and is under no obligation to accept the highest or any application received.

The Council reserves the right to request further information from applicants as part of the application process.

Prospective applicants should satisfy themselves as to the suitability of the Property for their proposed use and are advised to make their own enquiries regarding; planning, business rates, licensing, statutory requirements and any other matters relevant to their proposed occupation of the Property.

The information contained within these particulars is provided for guidance purposes only and prospective Tenants should not rely upon any statement or representation made within these particulars as a statement or representation of fact.

All measurements and areas are approximate.

The particulars are provided for guidance purposes only and do not constitute an offer or contract. The Council accepts no responsibility for any inaccuracies or omissions in these

particulars, and prospective tenants should satisfy themselves as to the accuracy of the information provided.

The final terms and conditions of occupation will be contained within the lease.