



**25 TAFF STREET, PONTYPRIDD**



- Section 18 for Tenant
- Landlord's Claim – £24,500
- Section 18 valuation - £5-£10,000
- Result - £9,375
- Property had been vacant for number of years without interest
- Large number of retail premises vacant and 'To Let' nearby
- Law of Diminishing Returns – spending anywhere near Landlord's Claim would not result in any increase in rent/return



***"Swift agreement as a result of the Section 18 advice – settled and concluded within 2 days of valuation"***