emanueljones
chartered surveyors

2 Llandaff Road

Canton, Cardiff, CF11 9NJ

TO LET

PROMINENT RETAIL UNIT
1,419 ft² (131.83 m²)

+ Entire building
+ A1 use
+ Popular retailing location

029 2081 1581

www.emanuel-jones.co.uk

TO LET

www.emanuel-jones.co.uk

LOCATION

The property is situated in a prominent position at the junction of Llandaff Road and Cowbridge Road East. Cowbridge Road East is a popular retailing thoroughfare in the Canton area of Cardiff. Canton lies only a few miles west of Cardiff's central business district and is served by a number of bus routes throughout the day.

Notable retailers in close proximity include NatWest, Peter Alan Estate Agents and Pizza Hut.

DESCRIPTION

The available property is a three-storey terraced retail unit comprising a ground floor sales area of 586ft² (54.44m²). The first floor comprises two treatment rooms, a reception and a WC. The second floor provides cellular ancillary accommodation and a fully fitted kitchen.

ACCOMMODATION

The property provides the following apporoximate areas;

Ground Floor	586 ft²	|	(54.44 m²)
First Floor	516 ft²	|	(47.94 m²)
Second Floor	317 ft²	|	(29.45 m²)

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A1 planning use. There is potential for alterntive uses subject to planning consent.

VAT

The property has not been elected for VAT.

RENT

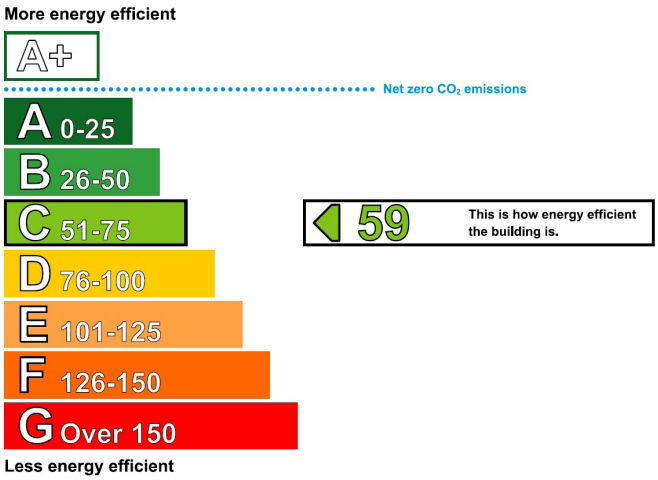
£17,000 per annum exclusive for the whole building.

BUSINESS RATES

The rateable value of the property is £16,000 resulting in the rates payable being £7,984 for the year ending March 31st 2018.

Interested parties should rely on their own enquiries with the Local Authority.

EPC



LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Cooke & Arkwright:-

Contact: Leo Llewellyn / Rhys Williams
Email: leo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

Contact: Dominic Garner
Email: dominic.garner@coark.com

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
chartered surveyors
029 2081 1581
6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

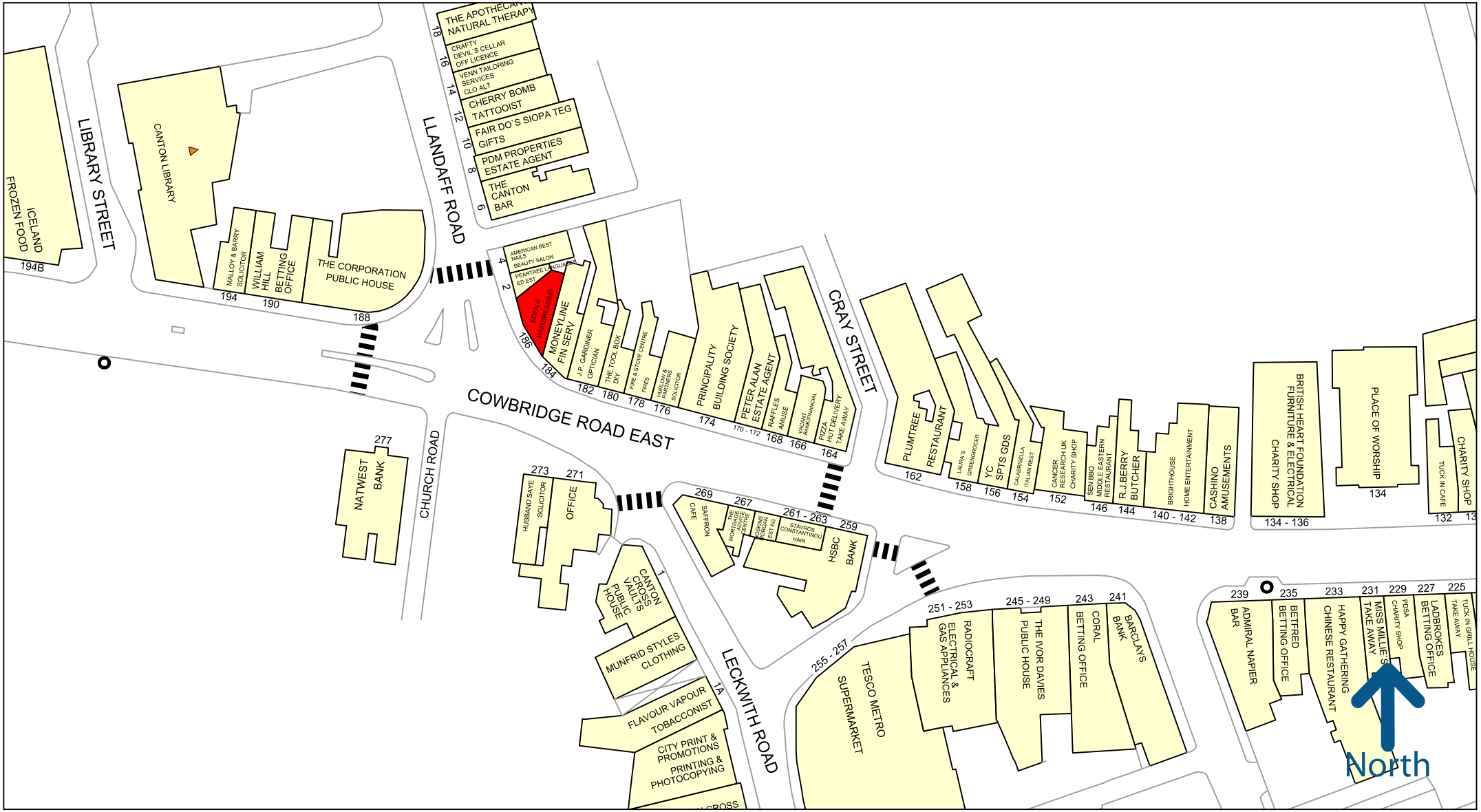
February 2018

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

2 Llandaff Road
Canton, Cardiff, CF11 9NJ

Cardiff - Cowbridge Road East

emanueljones
chartered surveyors
029 2081 1581
6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW



50 metres

Experian Goad Plan Created: 12/02/2018
Created By: Emanuel Jones

Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011