



179 Penarth Road
Cardiff, CF11 6JW

TO LET

RETAIL UNIT

Ground Floor - 715 ft² (66.45 m²)

- + Prominent road position
- + Whole building
- + A1 use

029 2081 1581

LOCATION

Penarth Road is one of Cardiff's main arterial routes linking the City Centre with the A4232, which connects to the M4 motorway. The property is situated in a prominent position close to the junction with Corporation Road and Clare Road.

There are a wide range of local and national retailers in close proximity, these include Subway, Tesco Express, Well Clinic and Ladbrokes

DESCRIPTION

The available property is a two-storey mid terraced building comprising ground floor retail space. The rear of the property provides a self-contained maisonette which includes a ground floor kitchen and living room with the first floor comprises 3 bedrooms and a bathroom. Internally, the area has been stripped back to provide a shell unit.

SPECIFICATION

The specification is as follows;

- + Separate electricity and gas supply for retail and residential element
- + Perimeter gas fired central heating
- + Electric roller shutter
- + Self-contained maisonette
- + Rear access
- + Garage lockup storage

ACCOMMODATION

The property provides the following approximate areas;

Gross Frontage	17 ft		(5.17 m)
Ground Floor Sales	715 ft ²		(66.45 m ²)

First Floor

Bathroom	40 ft ²		(3.67 m ²)
Bedroom 1	104 ft ²		(9.67 m ²)
Bedroom 2	128 ft ²		(11.89 m ²)
Bedroom 3	194 ft ²		(18.03 m ²)

LEASE TERMS

The accommodation is available by way of a new effective 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 alternative uses subject to planning consent.

RENT

£12,000 per annum exclusive.

BUSINESS RATES

The rateable value of the ground floor retail area is approximately £4,750 and we understand the property benefits from small business rates relief.

For the year ending March 31st 2019 the rates payable are approximately **£0**.

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

VAT

The property has not been elected for VAT.

EPC

The property is to be assessed.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2018

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