

# GROUND FLOOR RETAIL TO LET

21 Penline Road,  
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Cardiff  
CF14 2AA

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**8 TUDOR STREET  
RIVERSIDE  
CARDIFF  
CF11 6AF**

\*Convenient to City Centre\*

**Contact: 029 2062 1162**

## LOCATION

The property is located in a prominent position on the north side of Tudor Street within walking distance of Cardiff City centre, the mainline railway station, bus station, Millennium leisure complex/multi screen cinema and shopping pitch of St Mary Street.

The area is one of mixed commercial and residential use with convenience/service orientated retail provision sitting alongside the more recent residential developments of Century Court and Millennium View.

The office blocks of St Davids House and Southgate House are situated in adjacent Wood Street, across the river Taff, opposite the bus station.

## DESCRIPTION

The property comprises of a three storey traditionally constructed Victorian building converted to retail use on the ground floor with display frontage, storage to the rear and a basement.

## ACCOMMODATION

The property consists of the following accommodation measured on a net internal areas basis;

Shop width : 4.16m (13' 8")  
Shop depth : 8.10m (26' 7")

Ground Floor Shop: 33.35sq m (359 sq ft)  
Storage: 24.34sq m (262 sq ft)

## RENT

The retail unit is available to let at a price of **£7,000 per annum**, exclusive of VAT, rates and outgoings.

## TERM

The property is available on flexible terms to be agreed.

## RATES

The ground floor shop listed as 'Shop and Premises' with a Rateable Value of £3,600.

## LEGAL COSTS

Each party will be responsible for their own costs.

## VIEWINGS

Strictly by prior arrangement with Sole Agents, Burnett Davies. For further information please contact the Agency Team at:

**Burnett Davies**  
21 Penlline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

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Subject to contract and availability



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