

**GROUND FLOOR RETAIL
48.22 SQ.MT (519 SQ.FT)**

TO LET

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

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**46 BROADWAY
CARDIFF
CF24 1NG**

***IDEAL NEW START UP SHOP*
EXCELLENT COMMUNICATIONS
*FLEXIBLE TERMS***

Particulars

Contact: 029 2062 1162

LOCATION

The property is located on the south side of Broadway adjacent to the junction with Bertram Street, Harold Street and Richards Terrace. The area is popular amongst local retailers, service providers and businesses.

Cardiff City centre, together with the central bus and railway stations are located approximately 1.5 miles to the west via Newport Road (A48), one of the main roads into the centre.

Broadway itself is a tributary road leading to the commercial area of Clifton Street where the likes of Woolworths, Greggs and the Post Office and other multiple retailers are represented.

DESCRIPTION

The shop is a lock up unit situated on the ground floor of a two storey terrace property. The unit has been extended and modernised to include a large open plan sales area.

The shop shares an entrance lobby with the flat above but nevertheless has display frontage. The sales area has been fitted with laminate flooring, category II lighting and suspended grid profile ceiling and an internal roller shutter door.

The shop is currently arranged with a counter and dividing wall to create rear storage as well as WC and kitchen facilities.

ACCOMMODATION

The property provides the following areas on a net internal basis;

	SQ.MT (SQ.FT)	
Ground floor retail		
Net Sales	27.87 (300)	
Storage	20.35 (219)	
TOTAL	48.22 (519)	



TERMS

The unit is available by way of a new Full Repairing and Insuring lease, on terms to be agreed.

RENT

£6,000 per annum, exclusive.

RATES

We understand from the Local Authority that the property is described as 'Shop and Premises' with a Rateable Value of £2,750. Rates payable are £1,282 per annum.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

For further information, please contact sole agents;

Burnett Davies
21 Penline Road,
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Subject to contract and availability.



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