

# UNDER CROFT CAR PARK

## TO LET

21 Penline Road  
Whitchurch  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



**CLIFF COURT  
WEST BUTE STREET  
CARDIFF BAY  
CF10 5GL**

- \*10 Marked and Numbered Spaces
- \*Powered Roller Shutter Door
- \*Movement Operated Ceiling Lighting
- \*CCTV

**Particulars**

## LOCATION

Cliff Court is located on the east side of West Bute Street, close to Mount Stuart Square, in the centre of Cardiff Bay.

The Bay is situated immediately south of the city centre with its own character and enjoys good road communications and access to public transport.

## DESCRIPTION

The car park comprises the ground floor of Cliff Court and is approached from West Bute Street via an electronically powered roller shutter door activated by a hand held electronic devise on entry and exit.

The car park has movement activated lighting and is monitored by CCTV.

## ACCOMMODATION

The car park can accommodate 10 vehicles in marked and numbered spaces. The roller shutter door has an internal width of 2.38m (7' 10") and clear height of 2.05m (6' 9").

## TERMS

The car park is available to let by way of a new lease for a flexible duration, subject to a service charge.



## RENT

£15,000 per annum, exclusive.

## RATES

The facility has a total RV of £2,250 per annum with rates payable of £963.00 for the year 2011/2012 subject to verification.

## VAT

The property is registered for VAT.

## LEGAL COSTS

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

## VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact Commercial Agency at:

**Burnett Davies**  
**21 Penline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability.



Disclaimer: Burnett Davies for themselves and for the vendors or lessors of these assets, give notice that:

- (1) These particulars are prepared without responsibility on the part of Burnett Davies & Co., the vendors, lessors or owners and are intended as a general outline for the guidance of prospective purchaser or lessees. They do not constitute or form part of any offer or contract and in the event of any inconsistencies between these particulars and the Conditions of Sale, the latter shall prevail.
- (2) All information in these particulars is provided in good faith and is believed to be correct at the date of issue. However the accuracy of such information cannot be guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation may be claimed. Accordingly intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of the statements contained in these particulars. No liability is accepted for any travelling or other expenses incurred by applicants in viewing assets that may have been sold, let or withdrawn.
- (3) The vendor does not make or give, nor are the partners or staff of Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.