

**GROUND FLOOR RETAIL  
92.08 SQ.MT (990 SQ.FT)**

**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)

**Particulars**



**123-124 CLIFTON STREET  
CARDIFF  
CF24 1LX**

**\* EXCELLENT COMMUNICATIONS \*  
\*CORNER LOCATION\***

**Contact: 029 2062 1162**

**LOCATION**

The property is located on the east side of Clifton Street on the junction with Copper Street. Clifton Street is a traditional shopping area with a number of national retailers represented including the Spar convenience store and Greggs the bakers, as well as clearing banks to include Lloyds TSB which is located opposite. Tesco Stores are shortly to be represented within the immediate vicinity.

Clifton Street is currently undergoing a major redevelopment and as such ingoing tenants may benefit from the Town Improvements Grant Scheme. Please contact our office for further information.

**DESCRIPTION**

The property is offered in shell condition and the Landlord is willing to provide certain cosmetic additions to the unit upon agreement of terms.

The unit benefits from double fronted display windows and return frontage on to Copper Street. The front entrance is recessed and benefits from a manual roller shutter door. Internally the unit has good clear sales space with storage and W/C facilities to the rear

**ACCOMMODATION**

The shops provide the following areas on a Net Internal basis:-

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Sales	65.59	(705.74)
Stores	26.49	(285.02)
<b>Total</b>	<b>92.08</b>	<b>(990.76)</b>

**TERMS**

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

**RENT**

**£12,000 per annum**, exclusive.

**RATES**

The property has a rateable value of £11,250.00 p.a. with rates payable for the year 2009/10 of £5,501.25.

**VAT**

The property is not registered for VAT.

**ENERGY PERFORMANCE**

Awaiting assessment.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWINGS**

For further information please contact sole agents;

**Burnett Davies**  
**21 Penlline 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.



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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.