

RETAIL PREMISES
155.00 SQ.MT (1,670 SQ.FT)
(Sub-Division Considered)

TO LET

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

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Particulars



11 PAGET ROAD
BARRY ISLAND
VALE OF GLAMORGAN
CF62 5TQ

A3 CONSENT

Contact: 029 2062 1162

LOCATION

The property is situated with direct frontage to Paget Road on Barry Island.

Paget Road is accessed via Harbour Road from the west or alternatively, Station Approach Road from the East, just off the A4055 leading to Cardiff.

DESCRIPTION

The property comprises a ground floor open plan area with disabled access W/C, laminate flooring and painted plastered walls and some shop fit. Stair access to the basement provides further accommodation and two further W/Cs.

The unit has the benefit of A3 consent and provides good clear accommodation with extensive frontage in excess of 8 meters. There is potential to sub-divide the unit if a smaller space is required, subject to negotiation. Please call for further information.

ACCOMMODATION

The retail unit extends to the following areas on a Gross/Net Internal area basis;

	SQ.MT	(SQ.FT)
Ground Floor Sales	98.00	(1,055)
Basement	57.00	(615)
TOTAL	155.00	(1,670)

TERMS

The retail unit is available by way of an assignment of the existing lease. The current lease is for a term of 10 years, expiring in 2018 at the passing rent of £10,000.

RENT

£10,000 per annum, exclusive. Alternatively, a sale of the long leasehold interest would be considered in the region of £150,000.

RATES

We understand from the Local Authority that the Rateable Value for 2009/2010 is £7,900. Rates payable are therefore £3,381.20 for the year 2011/2012.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment

SERVICE CHARGE

To be confirmed

LEGAL COSTS

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

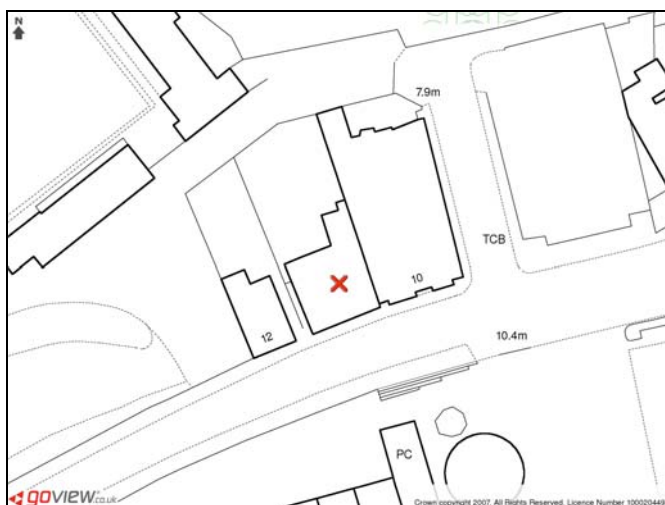
VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

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

Tel: 029 2062 1162
Fax: 029 2062 1141
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Subject to contract and availability.



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