

# ARCADE RETAIL UNIT

## TO LET

### 41.66 SQM (448.25 SQ.FT)

**burnett  
davies**

Chartered Surveyors

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)



**4 WINDSOR ARCADE  
WINDSOR ROAD  
PENARTH  
CF64 1JA**

**Particulars**

**Contact: 029 2062 1162**



**LOCATION**

The unit is located within the centre of Windsor Arcade, a popular shopping destination and home to a number of independent retailers to include two cafes, a confectioners and a hairdressing salon

The arcade is has two access points from Ludlow Lane and Windsor Road. Windsor Road and its associated side streets are home to numerous local and national retailers, to include Boots the Chemist, Starbucks, W H Smith, Greggs, Barclays Bank and the Co-operative Supermarket.

**DESCRIPTION**

The available unit is presently occupied as a dress agency, and has the benefit of laminate flooring and spot lighting to the sales area.

A storage area, W/C and kitchen facilities are located to the rear of the unit.

The court also benefits from CCTV.

**ACCOMMODATION**

The accommodation has the following net internal areas;

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Sales	38.28	(411.89)
Ancillary	3.38	( 36.36)
<b>TOTAL</b>	<b>41.66</b>	<b>(448.25)</b>

**RATES**

Rates payable on the unit for the year 2009/10 are £3,520.80 per annum.

**TERMS**

The unit is available by way of a new lease on terms to be agreed. A £500 deposit is required upon agreement of terms.

**RENT**

**£9,750 per annum**, exclusive of all other outgoings.

**SERVICE CHARGE**

In the region of £270 per quarter.

**VAT**

The property is not registered for VAT.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE**

The property is awaiting assessment.

**VIEWINGS**

Strictly by prior appointment. For further information please contact Commercial Agency at;

**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.