

GROUND FLOOR RETAIL 236 SQ.MT (2,541 SQ.FT)

TO LET

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

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Particulars



**144 CLIFTON STREET
CARDIFF
CF24 1LZ**

- * EXCELLENT COMMUNICATIONS *
- * SUBSTANTIAL BASEMENT *

Contact: 029 2062 1162

LOCATION

The property is located on the east side of Clifton Street, close to its junction with Broadway.

Clifton Street is a traditional shopping area with a number of national retailers represented including Tesco, Greggs, Spar and Lloyds TSB. Neighbouring occupants include the Police Station and independent retailers such as public house, butchers and a pharmacy.

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

DESCRIPTION

The unit comprises a ground floor lock up shop which is currently undergoing substantial refurbishment and will be available to let in shell condition with W/C and kitchen facilities to the rear.

The unit also benefits from a substantial basement with stair access via approximately the centre left hand side of the unit.

ACCOMMODATION

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

	SQ.MT	(SQ.FT)
Sales	147.69	(1,589.14)
Basement	88.52	(952.47)*
Total	236.61	(2,451.61)

* Approximate

TERMS

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

RENT

£10,000 per annum, exclusive.

RATES

The property is awaiting assessment as an individual unit.

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;

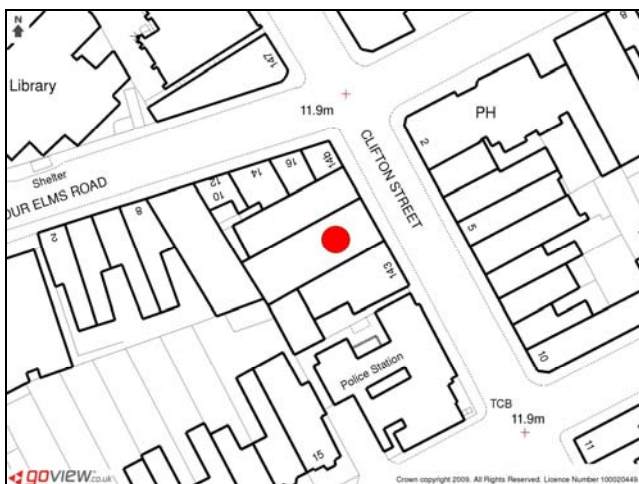
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Subject to contract and availability.



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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.