

**GROUND FLOOR RETAIL  
WITH A3 CONSENT  
92 SQ.MT (997 SQ.FT)**

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

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**146 CLIFTON STREET  
CARDIFF  
CF24 1LZ**

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

**Contact: 029 2062 1162**

**LOCATION**

The property is located on the east side of Clifton Street, on the corner of the 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 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 unit comprises a ground floor lock up shop benefiting from return frontage to Broadway.

Internally the unit benefits from kitchen and W/C facilities, laminate wood flooring and spot lighting.

**ACCOMMODATION**

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

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Sales	92.00	( 997)
<b>Total</b>	<b>92.00</b>	<b>( 997)</b>

**TERMS**

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

**RENT**

**£12,000 per annum**, exclusive.

**RATES**

The property is listed as 'Shop and Premises' and has a Rateable Value of £12,750 per annum. Rates payable for the year 2010 /11 are therefore £6,375 per annum.

**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.

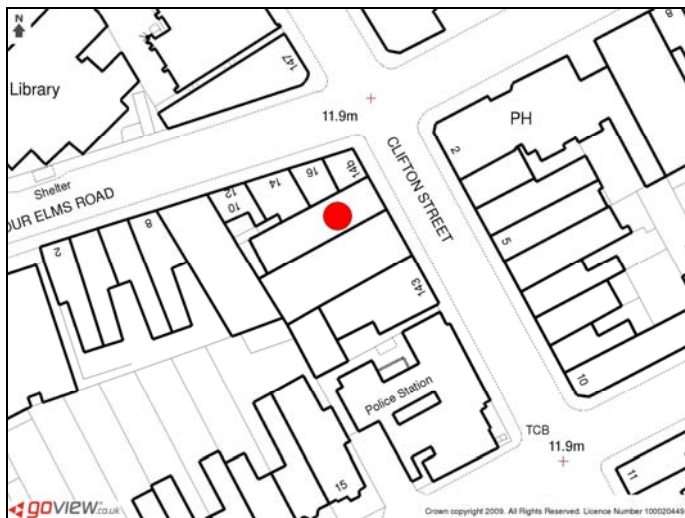
**VIEWINGS**

For further information please contact sole agents;

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

**Tel: 029 2062 1162**  
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Subject to contract and availability.



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