

# SHOP TO LET

13.26 SQM (142.66 SQ.FT)

**burnett  
davies**

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**14A BEULAH ROAD  
RHIWBINA  
CARDIFF  
CF14 6LX**

**Particulars**

**Contact: 029 2062 1162**



**LOCATION**

The property is located on the south side of Beulah Road, close to the junction with Heol y Deri at the end of a parade of shops where occupiers include an accountancy firm, a florist, an optician, and a café/deli.

Rhiwbina is an established and popular suburb of Cardiff with its own character and enjoys good road communications (J32, M4) and access to public transport (bus and rail).

Lloyds Pharmacy, Spar Convenience Store and Coral bookmakers are represented in Heol y Deri as well as the high street banks and other local businesses.

**DESCRIPTION**

The property comprises a ground floor lock-up shop with display frontage.

Recently refurbished to a high standard, the property benefits internally from tiled flooring, freshly plastered and painted walls as well as W/C facilities to the rear of the unit.

**ACCOMMODATION**

The property comprises the following areas:-

	<b>SQ.MT</b>	<b>( SQ.FT)</b>
Sales	10.55	( 113.51)
Ancillary	2.71	( 29.15)
<b>TOTAL</b>	<b>49.13</b>	<b>( 142.66)</b>

**TERMS**

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

**RENT**

**£4,000 per annum**, exclusive of VAT, rates and other outgoings.

**RATES**

The property has a Rateable Value of £3,700 with rates payable for 2010/2011 of £1,809.30.

**VAT**

The property is not registered for VAT.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in drawing up the lease.

**ENERGY PERFORMANCE**

The property is awaiting assessment.

**VIEWING**

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

**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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