

RETAIL PREMISES 64.77 SQ.MT (696 SQ.FT)

TO LET

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

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Particulars



**4 WELLFIELD ROAD
CARDIFF
CF24 3PB**

POPULAR LOCATION

Contact: 029 2062 1162

LOCATION

Wellfield Road, along side Albany Road, are two of the main commercial locations in Cardiff, servicing the areas of Roath, Penylan and Cyncoed as well as being located within close proximity of Cardiff City centre.

The property is located on the east side of Wellfield Road close to its junction with Albany Road and is set amongst a mix of local and national retailers including Lloyds TSB, Tesco, Subway and Starbucks.

DESCRIPTION

The property itself comprises a ground floor lock up shop with display frontage. The unit is centrally heated via a gas fired heating system and benefits from laminate flooring, painted plaster walls and spot lighting. W/C facilities and an office is located towards the rear of the building.

ACCOMMODATION

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

	SQ.MT	(SQ.FT)
Sales	39.61	(426.19)
Ancillary	25.16	(270.72)
TOTAL	64.77	(696.91)

TERMS

The unit is available by way of a new lease on terms to be agreed.

RENT

£24,000 per annum, exclusive.

RATES

We understand from the Local Authority that the property is described as 'Shop and Premises' with a Rateable Value of £16,750. Rates payable are £8,190.75 for the year 2010/2011.

VAT

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;

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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.

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