

Commercial

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85 Pontcanna Street,
Pontcanna, Cardiff, CF11 9HS
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85 Pontcanna Street

Annual Rental of **£30,000**



Location

For Sat Nav users: Postcode CF11 9HS

The property is prominently located on Pontcanna Street, just off A4119 (Cathedral Road), Pontcanna, Cardiff.

Nearby occupiers include Coffee #1, Co-operative, and other independent retailers and food/drink outlets.

Pontcanna is located approximately one mile north west of Cardiff city centre. The property is situated in a sought after location, offering excellent transport links to Cardiff city centre and surrounding areas.

Description

Restaurant/retail unit comprising restaurant/retail area and kitchen to the ground floor, office accommodation and toilet/kitchen facilities to the first floor and additional storage to the second floor.

To the rear is a small enclosed courtyard and storage area.

The premises shall only be used as an A1 retail unit or as a mixed use A3 (restaurant, café or coffee shop) / A1 (retail).

Accommodation

	sq.m	sq.ft
<u>Ground Floor</u>		
Restaurant Area	41.83	450
Kitchen/Prep	23.20	251
Total	65.03	701

First Floor

Front Office	8.20	480
Mid Room	14.85	160
Kitchen	14.18	152
Bathroom	4.95	53
Total	42.18	845

Second Floor

Attic Room	14.52	156
Total	14.52	156

Total NIA 102.60 1,497

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£30,000 per annum.

Terms

A new lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Cardiff Council in order to verify.

2018/2019 Rateable Value is £11,500 per annum. The business multiplier for Wales 2019/2020 is 0.526p in the pound.

EPC

EPC Rating - F.

The appropriate works are being undertaken to ensure that the minimum threshold is met prior to any new Lease commencing.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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 Est. 1926

 RICS

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.