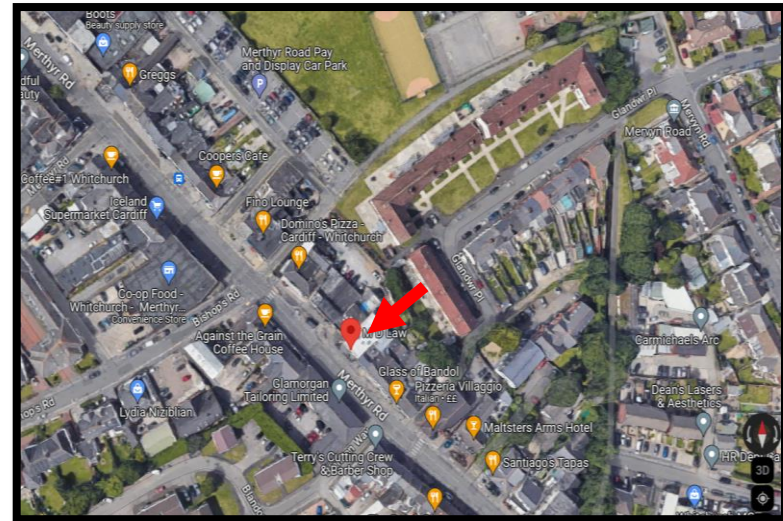


PREMIUM FIRST FLOOR OFFICE SUITE TO LET

57 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD



- SUPERBLY PRESENTED FIRST FLOOR OFFICE SUITE
- LOCATED WITHIN THE HEART OF WHITCHURCH VILLAGE
- THE SUBJECT BUILDING AND OFFICE SUITE ARE BUILT TO A VERY HIGH SPECIFICATION
- OFFICE SUITE WITH GROUND FLOOR ENTRANCE VIA MERTHYR ROAD WITH A CONNECTED INTERCOM SYSTEM
- VERY HIGH FOOTFALL LOCATION WITH MANY ESTABLISHED RETAIL, LEISURE & OFFICE OCCUPIERS & A LARGE LOCAL RESIDENTIAL POPULATION
- TWO PARKING SPACES INCLUDED
- RARE OPPORTUNITY TO ACQUIRE A PRIME OFFICE SUITE IN NORTH CARDIFF – IDEAL FOR A BUSINESS SEEKING TO RELOCATE TO THIS PRIME SUBURB LOCATION
- MODERN AIR CONDITIONING SYSTEM



LOCATION

The property occupies an excellent location on Merthyr Road in the popular affluent suburb of Whitchurch, North Cardiff. The suburb of Whitchurch is considered to be a vibrant retail and leisure location with also a number of professional occupiers including Harding Evans Solicitors, PJE Solicitors, Hodge Bakshi Accountants & others. Whitchurch lies approximately 4 miles Northwest of Cardiff City Centre and approximately 1½ miles from Junction 32 of the M4. There are regular bus routes servicing Merthyr Road. Merthyr Road is the primary retail thoroughfare where there is a range of shops, restaurants and other local businesses whilst Whitchurch High School is just a short walk away. In terms of customer/client parking, the unit has 2 spaces included although car parking is provided at the Merthyr Road pay and display car park located immediately behind Merthyr Road, a very short walking distance from the subject property.

DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

ACCOMMODATION

The available office accommodation forms part of a recently constructed attractive mixed-use building. The office suite is located on the first floor, with an impressive ground floor entrance and lobby with a staircase leading up to the first-floor office suite. The office provides a very light, modern, and well-configured office environment with large, double-glazed windows within the front office overlooking the heart of the Village, whilst the large main office room towards the rear of the first-floor benefits from double glazed doors which provides access directly onto a well sized private terrace area for office staff to enjoy.

The office specification includes the following: -

- 2 x high quality spec bathroom suites for staff
- Modern Air-Conditioning throughout
- Good quality kitchen
- Independent electricity supply/heating
- Good quality carpeted floors throughout
- Double-glazed windows with blinds
- Fibre Broadband
- Exclusive use of an external patio area

The property provides the following approximate floor areas: -

1 st Floor	c. 1232 sqft	c. 114.46 sqm
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PLANNING

In accordance with Planning Application No. 18/00336/MNR (Cardiff Council), it is believed that the first-floor benefits from existing office planning use.

TERMS

New lease terms to be agreed, subject to an effectively full repairing and insuring lease via a service charge.

QUOTING RENT

£16,000 per annum exclusive of business rates, service charge and insurance. The annual insurance for January 2023-January 2024 is c. £385.22 pa. It is understood the service charge is currently c. £500 per annum & no VAT payable on the rent.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

40 Rating / B

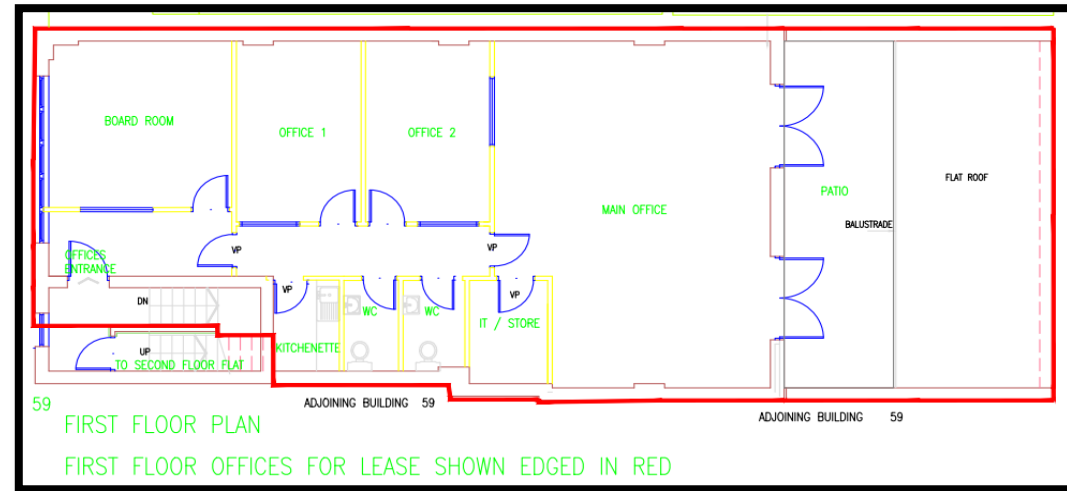
RATEABLE VALUE

£10,750 (April 2023)

UBR: 0.535 (2022/2023)

Interested parties should check with Cardiff Council as to whether they are eligible for any small business rates relief.

FIRST FLOOR OFFICE PLAN



VIEWING & FURTHER INFORMATION

Please contact sole marketing agents, DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494



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