

TO LET

PROMINENT RETAIL/A3 PROPERTY WITH CAR PARKING

029 2037 8921 

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25 Park Place, Cardiff CF10 3BA 



Fletcher Morgan

44 Merthyr Road, Whitchurch, Cardiff CF14 1DJ

Location

The property is situated in a prominent central village location within the boundaries of the city of Cardiff just off the A48. The location is within easy access of Junctions 30 and 33 of the M4 and is equally convenient to reach the City centre a few miles to the south.

The location is one of mixed use including national occupiers such as Boots The Chemist, Greggs, Principality Building Society, Coffee No 1, Iceland, Co-op, in addition to hairdressers, bars, restaurants, solicitors, opticians, amongst others.

Description

The property is a mid terraced retail unit with glazed frontage comprising a ground floor sales area with rear kitchen/stores and toilet facilities.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor = 580 sq.ft. | 53.88 sq.m.

The property benefits from large forecourt to the rear with 4-6 car parking spaces.

Planning

The property benefits from A1 and A3 planning.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £11,500

Rates Payable = £6,152

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£20,000 per annum

Energy Performance Certificate

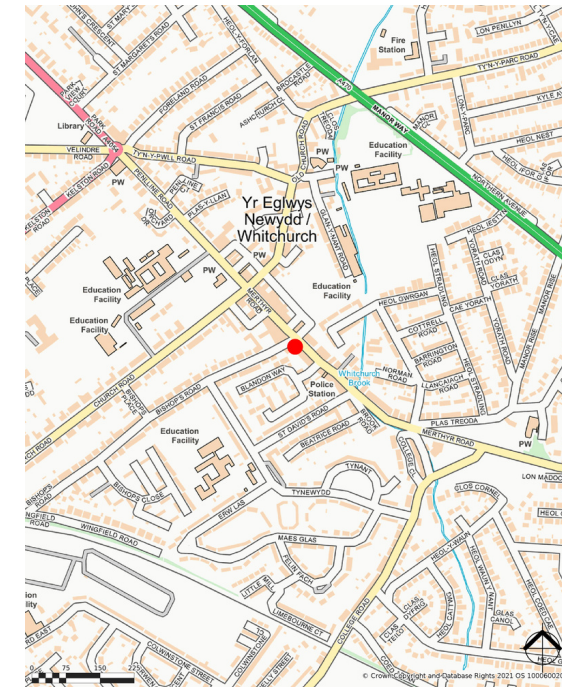
The property has an Energy Rating of C65.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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