

COMMERCIAL LEASING OPPORTUNITY



KEY POINTS

- RECENTLY COMPLETED NEW BUILD DEVELOPMENT OFFERING HIGH QUALITY BUSINESS/LIGHT INDUSTRIAL UNITS
- SUITABLE FOR SMALL BUSINESSES SEEKING A LOCK-UP BUSINESS UNIT
- POTENTIAL TO LEASE A SELF-CONTAINED GROUND FLOOR LOCK-UP UNIT
- 1 DEMISED PARKING SPACE INCLUDED
- SITUATED IN AN EXCELLENT LOCATION, JUST OFF NEWORT ROAD, WITH VARIOUS TRANSPORT LINKS INTO CARDIFF CITY CENTRE

LOCATION

The subject unit is located on Rhymney Riverbridge Road, just off Newport Road, approximately 3 miles east of Cardiff City Centre. Newport Road is a main arterial route linking Cardiff City Centre and the M4 Motorway on the eastern side of the city. The subject unit is ideally situated for local amenities, shopping facilities and transport links, whilst Newport Road houses a number of national occupiers including Morrisons, Matalan, Halfords, Greggs, B&M Bargains, Carpetright, PC World, Metro Bank and Five Guys.

ACCOMMODATION

A ground floor lock-up unit, providing single-phase electricity & water supplies. There is a roller shutter entrance at the front of the unit, providing easy access for vehicles if required with a rear fire exit door.

The unit provides the following approximate measurements and dimensions: -

Ground Floor Area: c. 60 sq.m / 645 sq.ft

Ground Floor Depth: c. 15.12m

Ground Floor Width: c. 3.96m

The unit will have 1 parking space each.

TERMS

In line with other leases in the building, we will be looking to agree a new fixed 3-year lease term, subject to an effective full repairing and insuring lease. The lease is to be contracted outside the protection of the Security of Tenure provisions under Sections 24 to 28 of the Landlord and Tenant Act 1954.

REPAIR

The tenant to be responsible for all internal repairs & maintaining the roller shutter.

RENT / OCCUPATIONAL COSTS

Rent: £9,750 per annum exclusive

VAT is payable on the rent in addition to an estate maintenance charge, insurance & utilities.

Each tenant at the property will pay a service charge / insurance contribution with the amount payable based on the % of floor space which each tenant occupies. The combined service charge / insurance rate is currently based on £0.86 per sq ft (subject to annual amendment) at present and therefore it is anticipated that Unit A will contribute circa £555 per annum. The landlord will notify the tenant of any changes to this estimated annual amount payable.

In addition to the above, the proposed tenant will be required to provide the landlord with a 3-month security deposit/bond.

PLANNING

In accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), the unit benefits from B1, B2 and B8 planning use.

EPC

EPC Rating: 57/C – a copy of the EPC is available upon request

RATEABLE VALUE

RV: £4850 – this means the property should benefit from 100% business rates relief (each interest party should verify this via Cardiff Council rates department).

TIMINGS

We are expecting the to be available for occupation in June/July 2024

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Please contact sole marketing agents, DTR Surveyors:-

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