

## TO LET GROUND SHOP FLOOR

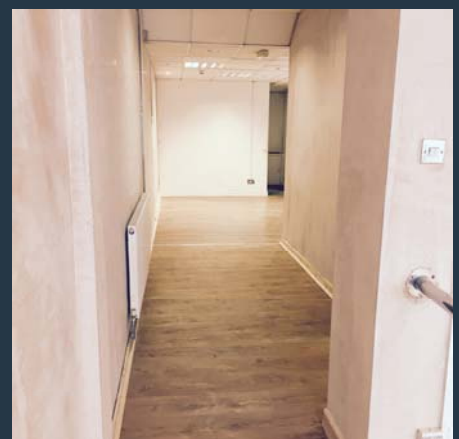
380 Cowbridge  
Road East  
Cardiff  
CF5 1JJ

2018



### Highlights

- Ground Floor Retail space
- Extending to 717 sq ft (66.03 M<sup>2</sup>)
- 2 miles west of Cardiff city centre
- Situated within a well-established commercial location
- New Lease Terms to be agreed



## Description

The property is located in a good position situated on a major road in western Cardiff. The road passes through Canton and connects to Cowbridge Road west, lying 2 miles west of the city's civic centre.

Nearby occupiers include Williams Hill, Bet Fred, Peter Alan and a selection of contrasting retail shops and food establishments

## Accommodation

The property comprises of ground floor accommodation accessed from the front and rear. The area benefits from partial laminate and carpet flooring, florescent and spot lighting throughout with the use of kitchenette and WCs.

Floor	Sq Ft	Sq M
Ground Floor Retail	717	66

## Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

To be discussed and exclusive of all other occupational costs.

## Rates

We understand the property is assessed as follows:

Rateable Value: £8,100

Rates Payable: £4,050

Interested parties should make their own enquiries on the rating authority website: <http://www.2010.voa.gov.uk/rli/en/basic/find>

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT where applicable



For further information or an appointment please contact:

### Key Contacts

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