

**TO LET**

**Prominent Roadside Showroom with Large Forecourt**



**Unit 6B  
Hadfield Road  
Cardiff CF11 8AQ**



## Location

The property is situated on Hadfield Road approximately 1.5 miles to the south west of Cardiff City Centre. The national motorway network is accessed at junction 33 of the M4 approximately 9 miles to the west via the A4232.

The area is an established motor trade and retail location with existing occupiers including **CareCo, Jaguar, Land Rover, Mini, Lexus and Selco.**

## Description

The property comprises two semi-detached warehouse/showroom units constructed on a steel portal frame with a pitched roof incorporating single skin roof lights. The warehouse provides a concrete floor, lighting, 3 phase power and a minimum eaves height of approximately 3.7m.

Internally there are offices, WC facilities, reception area and a small kitchenette.

Externally the building has a yard area to the front which leads directly onto Hadfield Road.

## Accommodation

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

Floor	Size (sq ft)	Size (sq m)
Right Sided Showroom	4,881	453.60
Left Sided Showroom	1,849	171.86
<b>Total</b>	<b>6,730</b>	<b>625.46</b>

Site Area – 0.49 acres / 0.198 Hectares.

## Energy Performance Certificate

The property has an Energy Performance Rating TBC.

## Costs

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

## 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	Rates Payable
£60,000	£32,100

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

## Tenure

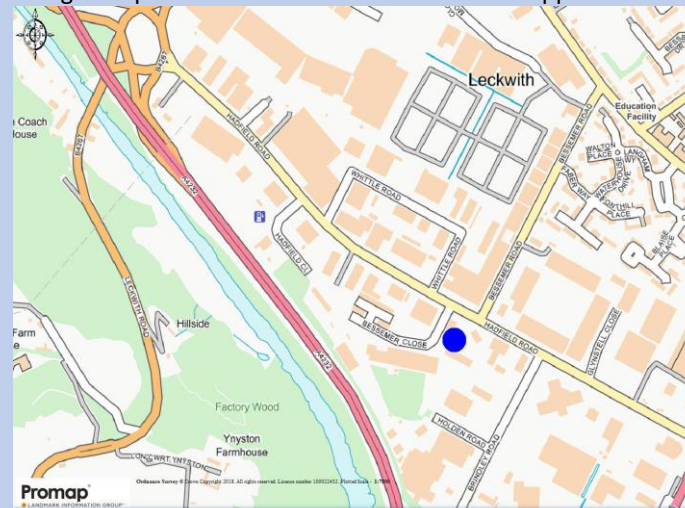
The lease is available by way of an Assignment or Sub-Let (Whole only – subject to Landlords consent). Current Lease expires 31<sup>st</sup> May 2029 however there is a break option on the 31<sup>st</sup> May 2024.

## Passing Rent

£55,000 per annum exclusive.

## VAT

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



Further Information

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