

**SHOP TO LET**

5 Albany Road  
Cardiff  
CF24 3LH



## LOCATION

The property occupies a prime trading location on Albany Road in the highly populated suburb of Roath, approximately 2 miles from Cardiff City Centre.

The location of the property is shown on the attached street traders plan.

Multiple retailers within close proximity include WH Smith, Peacocks, Superdrug, Card Factory, Boots the Chemist, Home Bargains, Tesco, Costa Coffee and Savers.

## DESCRIPTION/ACCOMMODATION

The property comprises a ground floor sales area with ancillary accommodation at the rear and on the first floor.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	16ft 2in	4.9m
Shop Depth	37ft 4in	11.4m
Ground Floor Sales	512 sqft	47.6m <sup>2</sup>
Ground Floor Storage	189 sqft	17.6m <sup>2</sup>
Ground Floor Kitchen	154 sqft	14.3m <sup>2</sup>
First Floor Storage	546 sqft	50.7m <sup>2</sup>

## LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

£23,000 per annum, exclusive.

## RATES

From our inspection of the Rating List, we understand that the property has been assessed for rates as follows:-

Rateable Value	£13,750.00
Rates Payable (2017/18)	£ 6,861.25

We strongly recommend that interested parties make their own enquiries of the Local Authority (Tel 029 2087 2000) to confirm the figures given above.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## EPC

The property has an EPC rating of C 56. A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
**Philip Gwyther** • Tel: **029 2034 7112** • E-mail: **philip@ejhales.co.uk**

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