



69 Merthyr Road

Whitchurch, Cardiff, CF14 1DD

TO LET

MID TERRACED RETAIL UNIT

TOTAL AREA 1,252 sq ft (116.35 sq m)

- + A3 planning with alcohol licence
- + First floor ancillary accommodation
- + Prominent location

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located on Merthyr Road in Whitchurch, Cardiff. Whitchurch is a popular suburb of Cardiff, located approximately 4 miles north of the city centre. Merthyr Road is the primary retailing thoroughfare where there is a good mix of local and national retailers. There are regular bus routes along Merthyr Road that connect north Cardiff and the city centre.

Notable occupiers in close proximity include The Thai Lounge, The Malsters pub, and Pizzeria Villaggio.

DESCRIPTION

The available property is a two storey mid terraced retail unit with a single storey extension at the rear. Internally, the property comprises an open plan restaurant area with fully fitted bar. Towards the rear of the ground floor is a self contained commercial kitchen and male and female WC's for customers. A lane to the side of the property provides rear access.

The first floor is accessed via an internal staircase located in the restaurant area.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor sales	799 sq ft		(74.21 sq m)
Ground Floor kitchen	223 sq ft		(20.77 sq m)
First Floor ancillary	230 sq ft		(21.37 sq m)
Total	1,252 sq ft		(116.35 sq m)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£17,500 per annum exclusive.

**BUSINESS RATES**

We are informed that the rateable value of the property is £13,250 and the rates payable for year ending March 2020 is £6,969.50.

Interested parties should rely on their own enquiries with the Local Authority.

USE

We understand the property benefits from open A3 planning use with the benefit of an alcohol licence. Further details on request.

EPC

The property is to be assessed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
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SUBJECT TO CONTRACT AND AVAILABILITY



July 2019

69 Merthyr Road
Whitchurch, Cardiff, CF14 1DD

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