



*DOUBLE FRONTED  
SHOP UNIT*

*TO LET*

104-106 Albany Road  
Cardiff  
CF24 3RT

*CLASS A2  
PLANNING CONSENT*



## LOCATION

The property is situated on Albany Road, close to the junction with Wellfield Road, in the highly populated suburb of Roath.

The location of the premises is shown on the attached Street Traders Plan.

## DESCRIPTION

The property comprises a double fronted shop unit providing a ground floor sales area with ancillary accommodation at the rear.

## ACCOMMODATION

The approximate dimensions and floor areas are as follows:-

Internal Width	10.05m	33ft 0in
Shop Depth	12.27 m	40ft 3in
Ground Floor Sales	105.4 sqm	1,135 sqft
Rear Offices	20.8 sqm	224 sqft
Kitchen/Staff Room	15.3 sqm	165 sqft
Rear Storage	17.4 sqm	187 sqft

## LEASE

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

£27,500 per annum exclusive.

## RATES

Our inspection of the Rating List shows the following assessment for the subject property:-

Rateable Value	£28,750.00
Rates Payable (2018/19)	£14,777.50

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

## PLANNING

We understand that the property has planning consent for uses within Class A2 of the Town & Country Planning (Use Classes) Order 1987.

The premises are therefore suitable for uses within both Class A1 and Class A2.

## EPC

A copy of the Energy Performance Certificate is available on request.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
Philip Gwyther • Tel: 029 2034 7122 • E-mail: [philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

