



SHOP UNIT TO LET

763 Newport Road
Rumney
Cardiff
C F3 4AJ

Class A2 Planning Consent



LOCATION

The property is situated on Newport Road in close proximity at the junction with Wentloog Road in the densely populated suburb of Rumney.

The premises are situated approximately 3 miles from Cardiff City Centre.

Newport Road (B4487) benefits from a significant volume of passing traffic.

Multiple retailers within close proximity include Greggs, TUI Travel, Subway, Domino's Pizza and Sainsburys.

DESCRIPTION

The property forms part of a Retail Parade fronting Newport Road with car parking in front of the shop units.

The property comprises a ground floor shop unit with ancillary accommodation above.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

Internal Width	5.8m	19ft 0in
Ground Floor Sales	70.7 sqm	761 sqft
First Floor	35.2 sqm	379 sqft

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the 5th year.

RENT

£24,000 per annum, exclusive.

RATES

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£18,000
Rates Payable (2018/19)	£ 8,252

We recommend that interested parties make their own enquiries of the Local Authority to confirm the figures given above.

PLANNING

We understand that the property has planning consent for uses within Class A2 or Class A1 of the Town & Country Planning (Use Classes) Order 1987.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

A copy of the Energy Performance Certificate for the premises is available upon request.

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

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