



# 179.6 SQ M (1,934 SQ FT)

## Property Highlights

- Prominent Retail premises with return frontage
- Excellent location
- Available by way of sub letting or assignment
- Currently A1 Use

For more information, please contact:

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# RETAIL PREMISES – TO LET

## 2 Station Road

Radyr, Cardiff, CF15 8AA

### Location

The property is situated on the corner of Station Road and Heol Isaf in Radyr. The property is located on the southern side of Station Road at the junction of the B4262 / Heol Isaf. Station Road is the only retail street in Radyr with other occupiers including; Co-op, Michael Graham Young Estate Agents, Chiccheti and Martin's convenience store.

Radyr is a suburb of Cardiff, about 4 miles northwest of Cardiff city Centre. Heol Isaf road runs through the centre of Radyr and Morganstown leading northbound to Taff's Well and the A470 road towards Pontypridd, and southbound to the A4119 road (Llantrisant Road), which links Llantrisant with Danescourt, Llandaff and Cardiff City Centre. Radyr train station, which connects direct to Cardiff Queen Street, is a 2-minute walk away from the property.

### Description

The property has a pitched slate roof under rendered elevations and is a semi-detached two storey building providing retail accommodation at ground floor, and an office, kitchen and toilet at the first floor. The ground floor specification includes:

- Suspended ceiling with LED lighting
- Ceiling mounted A/C cassettes
- Tiled flooring
- Fridges and racking throughout
- Roller shutter doors on the front façade
- Alarm and CCTV system

### Rent

The current passing rent is £21,500 excl.

### Rating

The tenant is responsible for all rates payable. The property has a ratable value of £21,750 (2017 Ratings List). Current UBR of £0.526 equates to a Rates Payable of £11,440.50 pa.

### Accommodation

The Property comprises the following area:

Description	Sq M	Sq Ft
Ground Floor Sales	136.45	1,469
Ground Floor Ancillary / Storage	16.56	178
First Floor	26.63	287
<b>Total</b>	<b>179.64</b>	<b>1,934</b>

### Tenure

The property is available by way of assignment or sub letting of the current lease expiring on 5<sup>th</sup> August 2025 at a passing rent of £21,500 per annum.

Alternatively, available by way of surrender of the existing lease and grant of a new lease by negotiation with the landlord for a term to be agreed.

### EPC

The premises have an EPC rating of D(98). EPC available upon request.

### VAT

All figures quoted are exclusive of VAT

### Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

### Viewing

For further information and to arrange an inspection, please contact:

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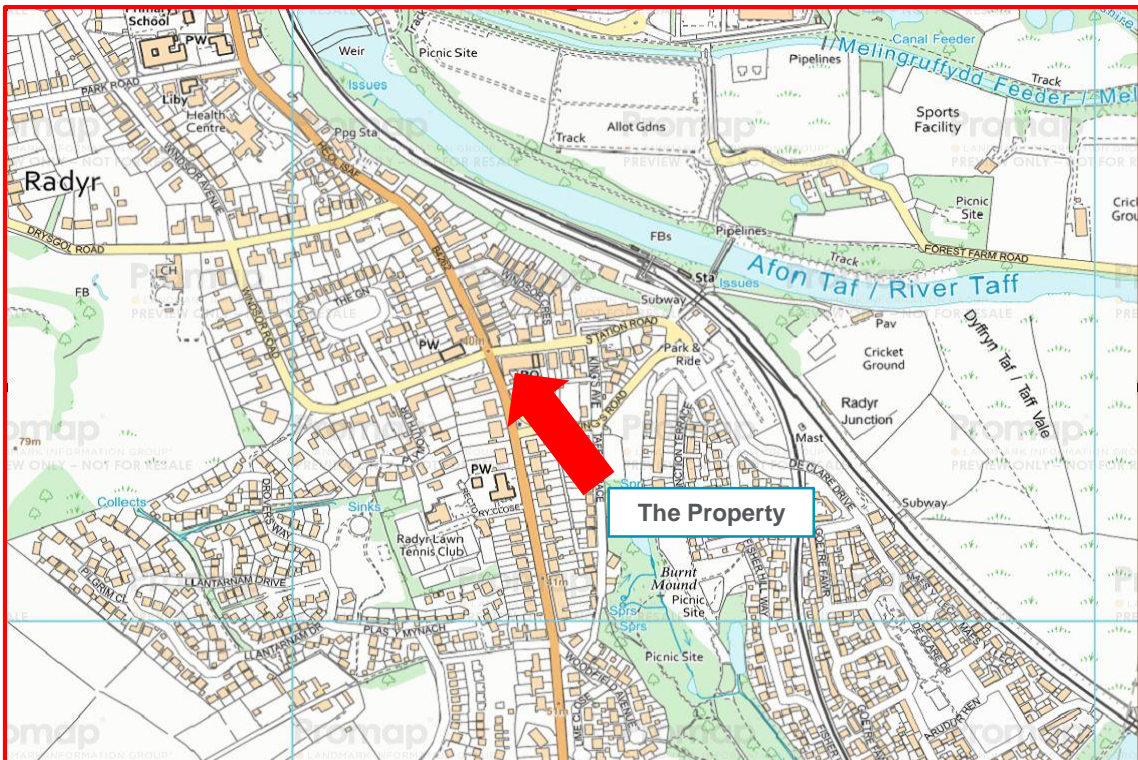
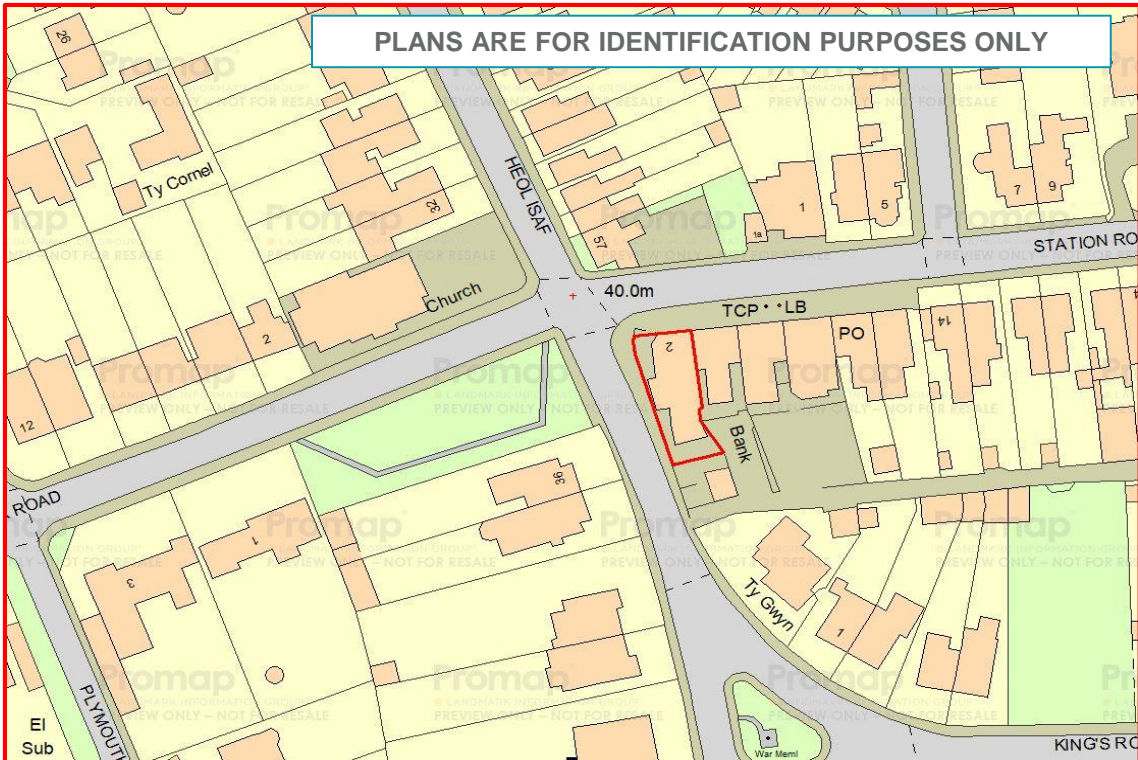
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