

TO LET

6-8 Albany Road, Cardiff, CF24 3YW



Location

The subject property is situated in Roath, Cardiff on Albany Road. The area is approximately 1 mile east of Cardiff City Centre with the area made up of both commercial and residential properties.

The retail pitch comprises a mix of independent and national operators including Iceland, Greggs and Tesco.

Description

The property is a mid-terraced building and the demise comprises the basement and ground floors. The ground floor is partly glazed floor to ceiling, and partly hard frontage with the upper floors being constructed out of stone.

The ground floor consists of the former main banking hall, strong room and ancillary office accommodation.

Tenure

The property is available by way of assignment of the current lease dated 13th December 2007 which runs for a terms of 21 years expiring 11th December 2027 with the next rent review dated 11th December 2021. The current passing rent is £30,247 per annum.

Business rates

We understand that the property is assessed as follows:

Rateable value: £27,750

UBR (2018/19): £0.514

Rates Payable: £14,263.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

The Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

Accommodation

Ground floor:	145.53 sq m	1,566 sq ft
Basement:	Inaccessible	Inaccessible