



## SHOP TO LET

with A2 consent and restaurant potential

**55 Cardiff Road  
ABERDARE CF44 7DL**

### LOCATION

The property occupies an excellent position on Cardiff St which is Aberdare's prime retailing location. Other retailers in close proximity are New Look, Wilko and Argos.

### DESCRIPTION

The property provides a ground floor retail unit. First and second floor either additional customer areas or storage. The property also benefits from a rear yard area.

### ACCOMMODATION

The property affords the following approximate areas:-

Ground floor sales	1,462 ft <sup>2</sup>	(135.80 m <sup>2</sup> )
Ground floor store	414 ft <sup>2</sup>	(38.50 m <sup>2</sup> )
First floor	1,000 ft <sup>2</sup>	(92.90 m <sup>2</sup> )
Second floor	893 ft <sup>2</sup>	(83.00 m <sup>2</sup> )

### LEASE

The property is available on a new lease for a term of years to be agreed.

### RENT

£22,000 per annum

### EPC

The property is currently being assessed.



### BUSINESS RATES

We are informed that the rateable value of the property is £24,000. However interested parties should make their own enquiries with the Local Authority.

### POSSESSION

On completion of legal formalities.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

### VAT

All figures are exclusive of VAT where applicable.

### VIEWING

Strictly by appointment through sole agents

**Emanuel Jones**

Contact: David Williams/Rhys Williams

Tel: 029 2081 1581

Or our joint agents Owen Cahill of EJ Hales

Tel: 029 2037 8844

### SUBJECT TO CONTRACT & AVAILABILITY

**April 2016**