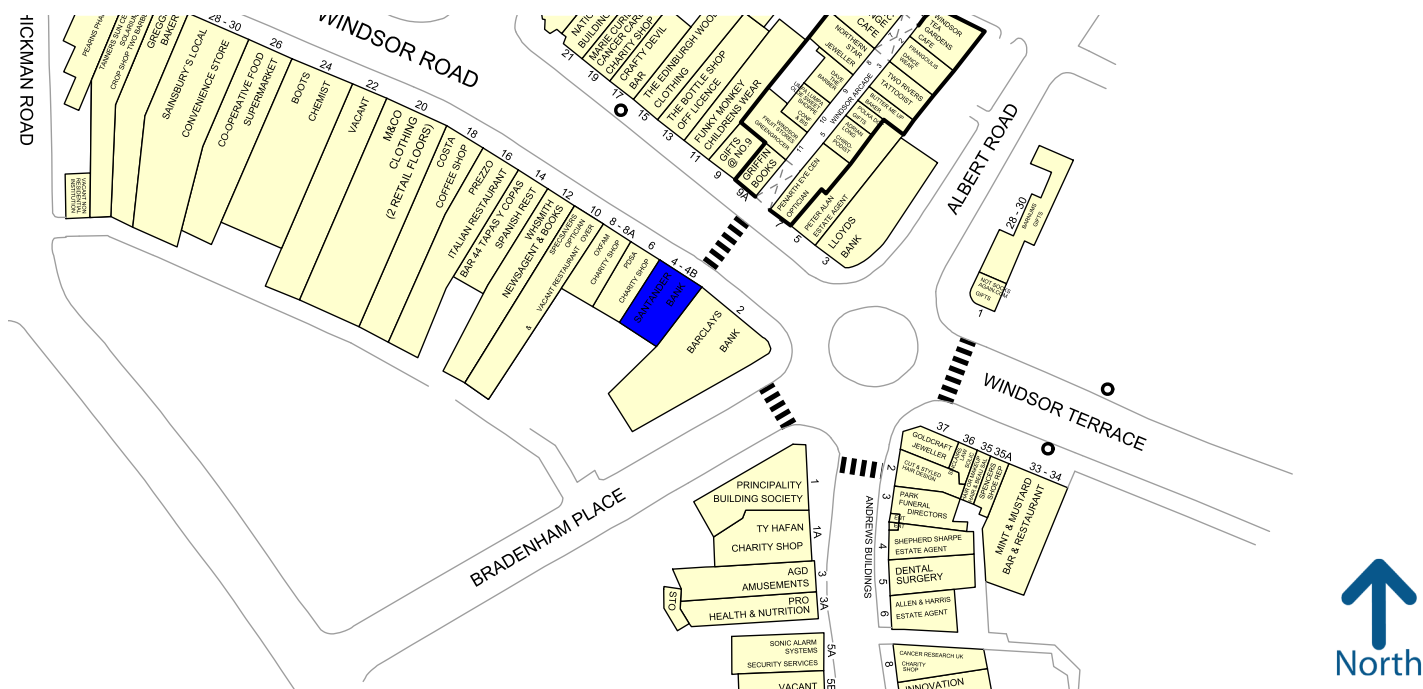


4 - 4A WINDSOR ROAD
PENARTH, CF64 1JH



PRIME SHOP TO LET



The property is located in a prime position on Windsor Road which is the main shopping location of the affluent seaside town of Penarth. The town is located approximately 4 miles west of Cardiff city centre. Adjoining occupiers are Barclays Bank and PDSA. Other notable occupiers in the vicinity include Coffee #1, Specsavers, WHSmith including a good mix of restaurant operators such as Loungers and Bar 44.

DESCRIPTION

The premises comprises a three storey building over ground, first and second floors with access to ground floor directly from Windsor Road. Access to the upper floors is via the lane to the side of the property. There is parking to the rear for 3 vehicles.

TERMS

The property is available to let on the basis of a new full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Quoting rent £36,500 pax

RATEABLE VALUE

The 2017 rateable value for the property is

GROUND FLOOR		UPPER FLOOR	
Rateable value	£22,750	Rateable value	£8,900
Rates payable	£11,694	Rates payable	£4,575

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

The property is not elected for VAT and therefore VAT is not chargeable on the rent.

ACCOMMODATION

The ground floor provides the following approximate areas and dimensions:-

Gross Frontage	7.46 m	24 ft 06 ins
Net Frontage	6.31 m	20 ft 08 ins
Internal Width	6.13 m	20 ft 01 ins
Shop Depth	11.58 m	37 ft 12 ins
Ground Floor Sales	73.33 sq m	790 sq ft
Ground Floor Stores	37.23 sq m	401 sq ft
W/C's		
First Floor Ancillary	61.87 sq m	666 sq ft
Second Floor Ancillary	28.13 sq m	303 sq ft

EPC RATING

Ground Floor	TBC
First Floor	G - 314
Second Floor	G - 314

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agent:-
Ben Davies - ben.davies@coark.com 029 2034 6311

REF: 101506 – MARCH 2019

Dominic Garner - dominic.garner@coark.com 029 2034 6375

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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