



SHOP UNIT

TO LET
ON TEMPORARY LEASE

25 CARDIFF ROAD
CAERPHILLY
CF83 1FN



LOCATION

The property occupies an excellent position on Cardiff Road adjacent to Lloyds Bank and Natwest and close to major occupiers including Sports Direct, Iceland, Superdrug and Santander.

ACCOMMODATION

The property comprises a ground floor shop with return frontage to St Fagan's Street and first floor ancillary accommodation and comprises the following approximate areas and dimensions:-

Internal Width	29ft 6in	9.02m
Shop Depth	31ft 0in	9.45m
Ground Floor Sales	627 sqft	58.24 sqm
Ground Floor Store	105 sqft	9.75 sqm
First Floor	715 sqft	66.42 sqm

LEASE

The premises are available on a short term lease.

RENT

On application.

RATES

We understand the property has been assessed for rating purposes as follows:-

Rateable Value	£24,250.00
Rates Payable (2019/20)	£12,755.50

Interested parties are advised to verify the above figures with the Local Rating Authority.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • Email: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

