

RETAIL UNIT TO LET
PRIME CARDIFF SUBURB

**Unit 7 Codas House 54-60, Merthyr Road,
Whitchurch, Cardiff, CF14 1DA**



Location

The property occupies a good trading location on Merthyr Road in the popular suburb of Whitchurch, North Cardiff. The property is considered to be in a secondary retailing pitch located amongst national and local retailers. Retailers within close proximity include **Age Cymru, Get Connected, Allen & Harris** and **McColls**.

The suburb of Whitchurch attracts a variety of local and national occupiers with the village considered to be a vibrant retail and leisure location. Whitchurch lies approximately 4 miles Northwest of Cardiff City Centre and approximately 1½ miles from Junction 32 of the M4.

Accommodation

The unit comprises a ground floor lock up retail unit, with 1 dedicated parking space at the rear, and has the following approximate net internal floor areas:

Ground Floor (retail & ancillary) c. 680 sq ft

(Interested parties are advised to clarify these areas via an internal inspection)

Temple Court, 13a Cathedral Road, Cardiff, CF11 9HA
Tel: 07986 960494



Rental / Lease Terms

Quoting rental - £11,000 pax – new lease minimum 5 years.

Service Charge: TBC

Planning

A1 – interested parties should check planning status via Cardiff City Council.

VAT

Not payable

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction. The ingoing tenant will be required to contribute towards the agent's fees – please get in touch with agent for more info.

EPC

To be provided

Rates

Rateable Value (2017): £14,000

Viewing & Further Information

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 22 211637

David.Rowlands@DTRSurveyors.com

Ref: September 2017