

# RETAIL UNIT TO LET

## GROUND FLOOR LOCK UP UNIT

### 790 NEWPORT ROAD, RUMNEY HILL, CARDIFF, CF3 4FH



#### LOCATION

The property occupies a highly prominent corner position benefiting from main road frontage to Newport Road, which is a very busy arterial road connecting the east of Cardiff to the city centre. Cardiff City Centre is less than 3 miles away with easy access to the M4.

The subject retail unit is located in an established and busy parade of shops and offices – nearby occupiers including The Principality, Peter Alan, HSBC, Sainsbury's, Greggs and Subway.

#### ACCOMMODATION

Self-contained ground floor A1 retail unit. The front part of the unit provides a sales area with kitchen, WC & storage at the rear. The property provides the following approximate areas:-

Ground Floor NIA: 617 sq.ft (57.32 sq.m)

#### LEASE TERMS

The accommodation is available by way of a new effective full repairing and insurance lease for a term of years to be agreed.

#### RENT

£15,000 pax

#### VAT

The property has not been elected for VAT.

#### RATEABLE VALUE (COMMERCIAL)

£13,750 (April 2017)

UBR (2018-2019): 0.514

Rates payable: £7,067.50

#### LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. However, the tenant will be responsible to cover the landlords legal & professional abortive costs should the tenant abort the transaction following solicitors being instructed.

#### EPC

To be provided

#### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors – David Rowlands

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