

PROMINENT SHOP UNIT TO LET

A1 USE WITH POTENTIAL CHANGE OF USE TO A3 STP

4 FAIRWATER GREEN, FAIRWATER, CARDIFF, CF5 3BA



Key Points

- Fairwater Green is a vibrant retail parade located on a busy junction south of the centre of Fairwater with very low retail vacancy rates
- C. 1,370 sq.ft ground floor retail area with rear access
- Existing A1 use but would suit a range of uses including A3, subject to planning
- Minimum 2 designated parking spaces within the rear yard

LOCATION

The property occupies a highly prominent location situated on Fairwater Green in Fairwater, West Cardiff. Cardiff City Centre is within 3 miles and the area houses a significant number of established national and regional operators. They include, The Spar, The Co-Op, Lloyds Pharmacy and Brutons The Bakers amongst others.

ACCOMMODATION

The unit comprises of ground floor retail use which benefits from front and rear access. The retail unit could potentially be opened up to create one single large open space, as it currently comprises a significant rear ancillary.

GF Sales (Front): 59 sq.m / 640 sq.ft

GF Sales / Ancillary (Rear): 68 sq.m / 732 sq.ft

Total NIA: c. 127.46 sq.m / 1,372 sq.ft

There are to be a minimum of two parking spaces dedicated to the ground floor retail occupier.

It is believed the unit benefits from water, electric and gas supplies – tenant to check this during inspections.

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

£20,000 pax

VAT

No VAT payable

RATEABLE VALUE (COMMERCIAL)

£10,500 (April 2017)

UBR (2019-2020): 0.526

Rates payable: £5,523

SMALL BUSINESS RATES RELIEF - The Welsh Government provides non-domestic rates relief to eligible small businesses. Those with a rateable value between £6,001 and £12,000 receive relief on a tapered basis from 100% to zero – please contact Cardiff City Council to confirm if you are eligible to qualify for rates relief.

LEGAL COSTS

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

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: December 2019

