

RETAIL UNIT TO LET
HAMILTON COURT, 373/375 COWBRIDGE ROAD EAST,
CANTON, CARDIFF, CF5 1JF
PROMINENT ROADSIDE FRONTAGE



LOCATION

The property occupies a highly prominent and visible position fronting onto Cowbridge Road East, benefitting from a very high volume of footfall & passing traffic. Cowbridge Road East is a main arterial route leading to the City Centre via the A4161. Hamilton Court benefits from being situated close to local transport links and is approximately one mile from the City Centre. The surrounding area comprises a mixture of local businesses & residential whilst Tesco Express is just a short walk away.

ACCOMMODATION

The ground floor unit benefits from double shop frontage onto Cowbridge Road East and could potentially be used as either retail or office accommodation. Internally, the unit is presented generally in good condition and provides the following approximate floor areas & dimensions: -

Ground Floor Sales: 87.28 sq.m / 940 sq.ft

Rear Ancillary/Kitchen: 17.87 sq.m / 192 sq.ft

Total NIA: 105.19 sq.m / 1,132 sq.ft

Staff kitchen & WC facilities are located towards the rear of the ground floor.

There is to be 1 parking space included at the rear of the property. There may be an opportunity for additional customer parking at the rear of the property subject to separate negotiation.

PLANNING

It is believed the retail unit benefits from A1 use only.

TERMS

New lease terms to be agreed, subject to an effectively full repairing and insuring lease.

QUOTING RENT

£14,000 pax

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

VAT

It is understood that VAT is applicable to the annual rent.

SERVICE CHARGE

To be confirmed.

RATEABLE VALUE

£16,500 (April 2017)

UBR: 0.535 (2020/2021)

Rates Payable: c. £8,827.50 (No rates payable until 1st April 2021)

Please note that as a result of the coronavirus outbreak, all retail, leisure and hospitality businesses with a rateable value of £500,000 or below will receive 100% non-domestic rates relief in 2020-21 until March 31st 2021.

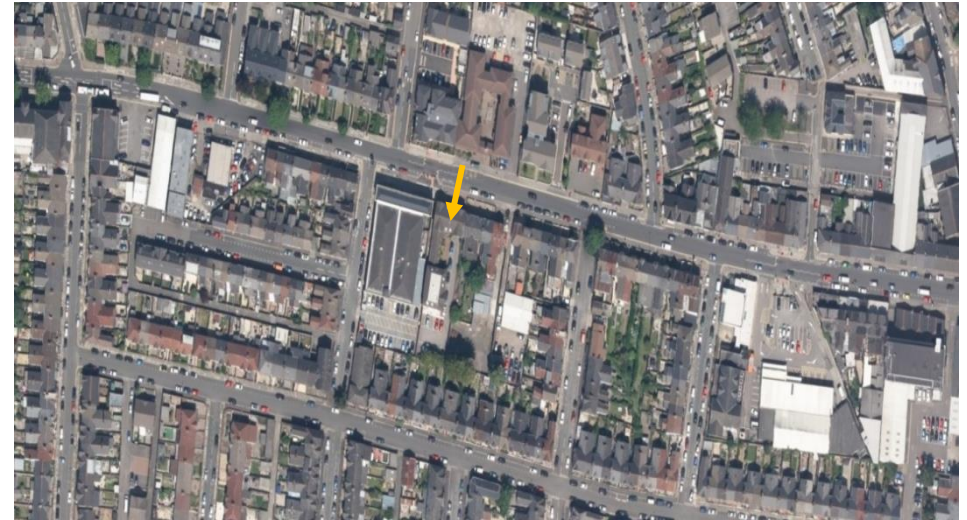
VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: DEC 2020



DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

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