

THE TIVOLI

14 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FF

RETAIL UNITS TO LET - POTENTIAL A1/A3 USE



LOCATION

The property occupies a highly prominent & visible position fronting onto Station Road, Llandaff North, a popular suburb in North Cardiff. Station Road benefits from a very high volume of footfall & passing traffic with a mixture of national and local business occupiers located within very close proximity, including Lidl Supermarket which is located directly opposite the site. The property is also located within very close proximity to Ysgol Gyfun Gymraeg Glantaf, a Welsh-medium secondary school in Llandaff North, which houses approx. 1,200 students.

The area benefits from regular public transport links by bus and Llandaff North Train Station, located a short walk away from the subject premises. Station Road is located approximately 3 miles south of Cardiff City Centre, whilst the M4 at Junction 32 is located just 2 miles north of the subject property.

ACCOMMODATION

Subject to planning, we are potentially offering 2 x self-contained retail units, each benefitting from glazed window display & separate utilities. The proposed floor areas are as follows:-

Unit 1 – c. 1,200 sq ft

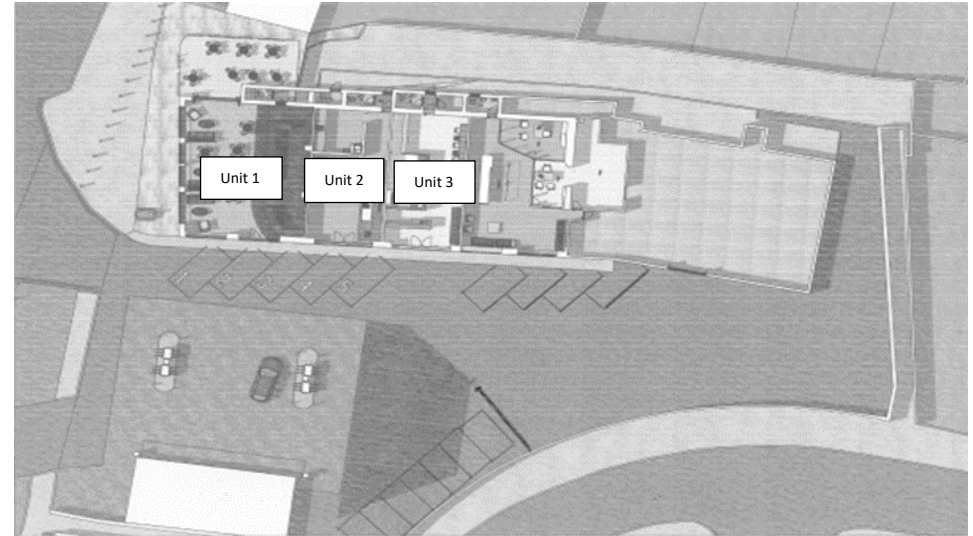
Unit 2 – c. 850 sq ft

There is potential to vary the sizes depending on occupational requirements.

There is also a self-contained office at first floor level, benefitting from a separate side entrance, with the following approximate floor areas:-

NIA: 874 sq.ft

Please request full marketing details from DTR Surveyors.



PLANNING / TIMING

This proposed development is subject to planning - expecting to submit planning application during Q1 2021.

Subject to planning and build works, we are expecting practical completion & handover during Q3/Q4 2021.

TERMS

Each unit is available on new lease terms to be agreed.

QUOTING RENT

Unit 1 - £23,000 pax (Under Offer)

Unit 2 - £15,500 pax

First Floor Office: £10,000 pax

Service charge figures to be confirmed in due course

LEGAL COSTS

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

EPC

EPC's will be commissioned once building works have been completed.



RATEABLE VALUES

Each unit will be provided with a rateable value upon completion of the development.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction. However, the ingoing tenant may be required to cover the landlords reasonable abortive costs.

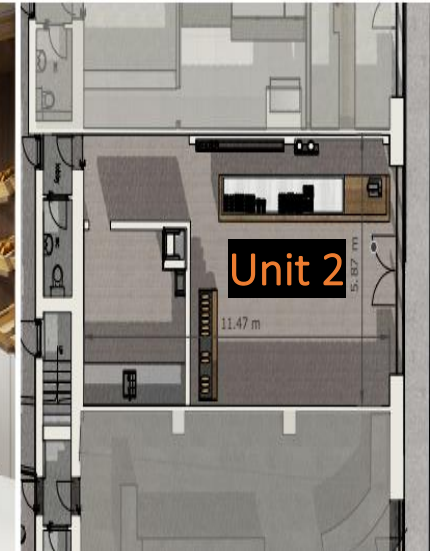
VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: Updated Feb 2021



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

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