

RETAIL UNIT TO LET

66 LECKWITH ROAD, CARDIFF, CF11 8AP

PROMINENT LOCATION



KEY POINTS

- GROUND FLOOR RETAIL UNIT
- PROMINENT ROADSIDE FRONTAGE
- VERY CLOSE TO CARDIFF CITY STADIUM & CAPITAL RETAIL PARK
- HIGH LEVEL OF FOOTFALL & PASSING TRAFFIC
- EXCELLENT TRANSPORT LINKS
- LOW OCCUPATIONAL COSTS
- GREAT OPPORTUNITY FOR SMALL BUSINESSES

LOCATION

The property occupies a highly prominent and visible position fronting onto Leckwith Road, at the busy junction of Sloper Road and Broad Street in the popular Leckwith area, located in West Cardiff. The subject property is located approximately 1 mile from Cardiff City Centre.

Located within very close proximity to Cardiff City Stadium, which attracts huge crowds on matchdays & concerts. Capital Retail Park and Lidl Supermarket are also located less than 5 minutes-walk from the subject property. The property is very well positioned in a prominent location and should appeal to a variety of businesses.

There are excellent local transport links and Ninian Park Train Station is located directly opposite the property, with regular trains to Cardiff City Centre, with the journey taking just 5 minutes.

ACCOMMODATION

The ground floor retail unit benefits from prominent frontage onto Leckwith Road. The property benefits from two entrances off Leckwith Road, which offers flexibility with internal layout / configuration. The property benefits from water and electricity supplies. The property also benefits from an electric roller shutter. The retail unit provides the following approximate floor areas & dimensions: -

Shop Width: 8.00 m / 26'3"
Shop Depth: 7.31 m / 23'12"
Ground Floor NIA: 56.93 sq.m / 613 sq.ft
WC facilities are located towards the rear of the ground floor – c. 2.75 sq.m

PLANNING

It is believed the retail unit benefits from A1 use only. The property was most recently trading as a barber, hair & beauty salon.

TERMS

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

QUOTING RENT

£11,500 per annum exclusive of business rates and insurance.

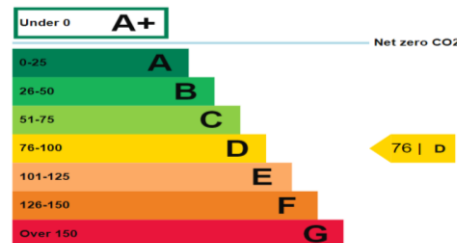
LEGAL COSTS

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

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



RATEABLE VALUE

£7,300 (April 2017)

UBR: 0.535 (2020/2021)

(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.

The Welsh Government provides non-domestic rates relief to eligible small businesses. Eligible business premises with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero. Please verify with Cardiff Council Rates Department.





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

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