

FIRST FLOOR COMMERCIAL UNIT TO LET

SUITE 3, CODAS HOUSE, 54-60 MERTHYR ROAD, WHITCHURCH VILLAGE, CARDIFF, CF14 1DJ

EXCELLENT OPPORTUNITY FOR SMALL BUSINESSES SEEKING COMMERCIAL SPACE IN NORTH CARDIFF



KEY POINTS

- FIRST FLOOR COMMERCIAL UNIT, MOST RECENTLY TRADING AS A SPA & BEAUTY CENTRE (MAY SUIT SIMILAR USES OR OFFICE USE)
- LOCATED WITHIN WHITCHURCH VILLAGE, NORTH CARDIFF
- VERY LOW VACANCY RATES IN THIS POPULAR SUBURB LOCATION
- THE UNIT WOULD BENEFIT FROM SMALL BUSINESS RATES RELIEF
- 2 X PARKING SPACES INCLUDED AT THE REAR
- PUBLIC CAR PARK ALSO WITHIN VERY CLOSE PROXIMITY
- IDEAL OPPORTUNITY FOR SMALL ESTABLISHED & START UP BUSINESSES SEEKING COMMERCIAL SPACE IN NORTH CARDIFF

LOCATION

The property occupies an excellent trading location on Merthyr Road in the popular suburb of Whitchurch, North Cardiff. The property, located at first floor level, is considered to be in a secondary retailing pitch located amongst national and local retailers. Business occupiers located within close proximity to the subject unit include CL75 Hair Team, City Hospice, Get Connected & Damian Harris Cycles.

The suburb of Whitchurch is considered to be a vibrant retail and leisure location emphasised by the lack of vacant commercial space. Whitchurch lies approximately 4 miles Northwest of Cardiff City Centre and approximately 1½ miles from Junction 32 of the M4.

ACCOMMODATION

The subject property is located at first floor level and is accessed via a shared ground floor entrance, which fronts onto Merthyr Road, providing occupiers with roadside prominence. The unit has most recently been trading as a Spa & Beauty business, although it could easily suit office occupiers subject to planning. The unit benefits from Gas central heating, electricity & water supplies. Internally, the unit is presented generally in good condition and provides the following approximate floor areas & dimensions: -

First Floor NIA: Approx. 98 sq.m / 1,044 sq.ft

There are a number of existing fixtures and fittings which may be available for an ingoing occupier to acquire subject to separate negotiation.

Staff kitchen & WC facilities are included within the demise & the property benefits from 2 parking spaces located at the rear of the property (benefitting from rear access into the unit).

TERMS

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

QUOTING RENT

£9,500 per annum exclusive of service charge, insurance and business rates.

LEGAL COSTS

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

EPC

The property is to be assessed

SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the estate and internal common areas. In relation to 2020/2021, the annual service charge is believed to be circa £750 – which includes insurance.

RATEABLE VALUE

£8,400 (April 2017)

Interested parties are advised to clarify the rates payable via Cardiff City Council rates department as units with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero.