

FIRST FLOOR COMMERCIAL UNIT TO LET

199/201 RICHMOND ROAD, CARDIFF, CF24 3BT

EXCITING COMMERCIAL LEASING OPPORTUNITY



KEY POINTS

- VERY LARGE FIRST FLOOR SELF-CONTAINED COMMERCIAL UNIT – C. 3,422 SQ FT
- PROMINENT ROADSIDE FRONTAGE IN A VERY BUSY LOCATION, WITHIN CLOSE PROXIMITY TO CARDIFF CITY CENTRE
- INCLUDES TWO EXISTING DANCE STUDIOS & SEVERAL OFFICES – GREAT OPPORTUNITY FOR BUSINESSES LOOKING TO OPERATE DANCE / GYM/FITNESS/YOGA/PILATES/BOXING CLASSES & POTENTIAL FOR VARIOUS OTHER USES
- HIGH LEVEL OF FOOTFALL & PASSING TRAFFIC
- STAFF PARKING INCLUDED AT THE REAR
- LOCATED DIRECTLY ABOVE A HUGELY POPULAR STREET-FOOD OPERATOR
- HUGE POTENTIAL WITH EXCITING BUSINESS OPPORTUNITIES

LOCATION

The property occupies a highly prominent and visible position fronting onto Richmond Road, close to the busy junction of Albany Road, Crwys Road and City Road. The property is located within very close proximity to Cardiff City Centre and Cardiff University, both easily accessible by road, public transport or on foot.

ACCOMMODATION

The first-floor commercial unit benefits from its own independent entrance, accessed off Richmond Road. The first-floor accommodation includes a large reception area, various offices, two large studios, which were previously used as dance studio's and there are WC facilities. The property offers great flexibility in terms of layout and configuration. The studio space offers high ceilings with full wall mirrors in each studio. Please note there is not currently any fixed heating system within the property. There are 3 x staff parking spaces included at the rear.

The property provides the following approximate floor areas: -

Dance Studio 1:	c. 110 sq.m	/	1,185 sq.ft
Dance Studio 2:	c. 118 sq.m	/	1,280 sq.ft
Offices:	c. 41.88 sq.m	/	451 sq.ft
Plus, additional reception / communal areas / WC facilities			
First Floor NIA:	c. 318 sq.m	/	3422 sq.ft

PLANNING

It is believed that the property benefits from D2 planning use. The property was most recently utilised as Dance Studios / workshops.



TERMS

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

QUOTING RENT

£25,000 per annum exclusive of business rates and insurance. The annual insurance for 2021/2022 is believed to be circa £1,100. It is understood that there is currently no service charge & no VAT payable on the rent.

LEGAL COSTS

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

EPC

EPC has been instructed and will be available soon.

RATEABLE VALUE

£19,500 (April 2017)

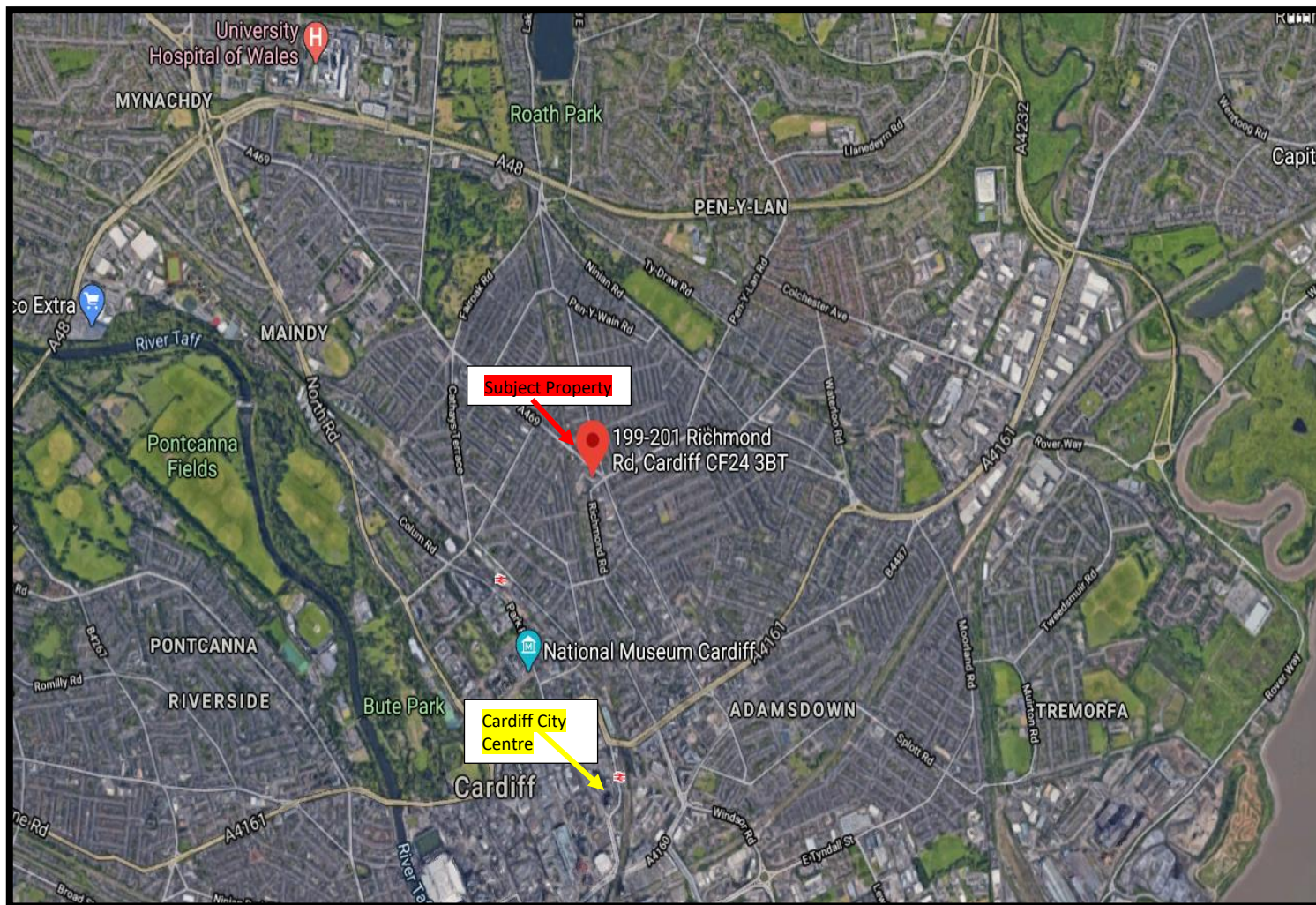
UBR: 0.535 (2020/2021)

Please note that due to the coronavirus outbreak, all retail, leisure and hospitality businesses occupying properties with a rateable value of up to £500,000 will receive 100% non-domestic rates relief for the duration of 2021-22. However, this applies to properties in occupation by 1st April 2021. Please discuss with Cardiff Council Rates Department to clarify whether you would be eligible for any rates relief.



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

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