

GROUND FLOOR LOCK-UP RETAIL UNIT

29 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NB



TO LET



KEY POINTS

- Hugely popular location with students and young professionals due to its very close proximity to Cardiff University and Cardiff City Centre
- No business rates to pay at present as the unit currently benefits from small business rates relief (interested parties to verify via Cardiff Council Rates Department)
- Existing A1 use – most recently trading as a laptop repair specialist & was trading for many years as a beauty shop previously. The unit would suit a range of A1 uses.
- Available immediately, subject to agreeing terms.

LOCATION

The property occupies a prominent position along Crwys Road, in the heart of Cathays. Crwys Road houses a mixture of national and local business occupiers, including Sainsburys Local which is located just around the corner on Woodville Road. Other notable occupiers nearby include Coco Gelato, Co-Op Food & Domino's.

Cardiff City Centre & Cardiff University is within easy walking distance from the subject retail unit, both located less than 1 mile away.

ACCOMMODATION

The unit comprises of a ground floor lock-up retail unit (please note the upper floor flat is not included). The retail unit is presented generally in reasonable order having just been painted throughout by the current owner. There is lighting throughout with a glazed shopfront and roller shutters operated via a remote key fob. The unit is essentially split into two sections, providing a front retail area which leads to the rear half of the unit which can either be used as additional retail or storage/ancillary space.

There is a small courtyard area at the rear of the unit accessible internally via a pedestrian door at the rear of the unit. The unit provides the following approximate dimensions and measurements.

- Internal Width: Initially 3.97m, widening to 4.05m, narrowing towards the rear to 3.10m
- Shop Depth: 15.05m
- Total NIA. c. 56.17 sq.m / 604 sq.ft

TERMS

New lease terms to be agreed, subject to an effective full repairing and insuring lease. The tenant is to be responsible for internal repairs, shop front, electric shutters, and upkeep of courtyard at the rear.

RENT

£12,500 per annum exclusive of business rates, service charge and insurance.

Planning

In accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), it is our understanding that the unit benefits from A1 planning use.

EPC

EPC Rating: 91/D – a copy of the EPC is available upon request

RATEABLE VALUE

Current Rateable Value (1 April 2017 to present): £5,700.00 - This unit should therefore be eligible for 100% small business rates relief as the RV is less than £6,000 – please see additional info below.

SMALL BUSINESS RATES RELIEF - The Welsh Government provides non-domestic rates relief to eligible small businesses. Those with a rateable value between £6,001 and £12,000 receive relief on a tapered basis from 100% to zero – please contact Cardiff City Council to confirm if you are eligible to qualify for rates relief.

LEGAL COSTS

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

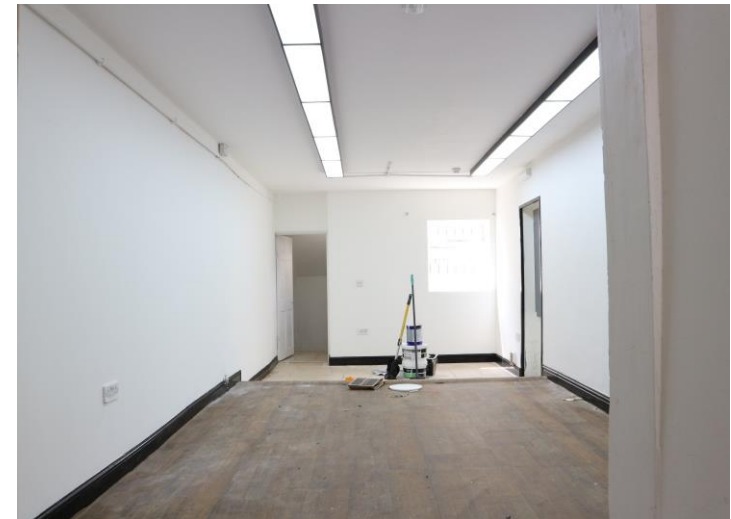
VIEWING & FURTHER INFORMATION

Please contact sole marketing agents, DTR Surveyors:-

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