

# RETAIL/OFFICE UNIT TO LET

## 64 LECKWITH ROAD, CARDIFF, CF11 8AP

### PROMINENT FRONTAGE



#### KEY POINTS

- GROUND FLOOR RETAIL/OFFICE 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

## 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/office unit has most recently been occupied by an Insurance Broker firm, and therefore would suit a variety of office occupiers. The unit benefits from very prominent frontage onto Leckwith Road and also benefits from two entrances off Leckwith Road, which offers flexibility with internal layout / configuration.

The unit has water and electricity supplies (no gas). The property also benefits from an electric roller shutter. The retail unit provides the following approximate floor areas:-

Ground Floor NIA:                    51.24 sq.m / 551sq.ft  
(Including kitchenette/WC)

## PLANNING

It is believed the retail unit benefits from A1 and A2 use. The property was most recently trading as an Insurance office. Interested parties should verify the planning use with Cardiff Council.

## 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

E Rating (111)

## RATEABLE VALUE

£5,500 (April 2017)

This unit should qualify for 100% business rates relief – interested parties should verify this via Cardiff Council Rates Department.

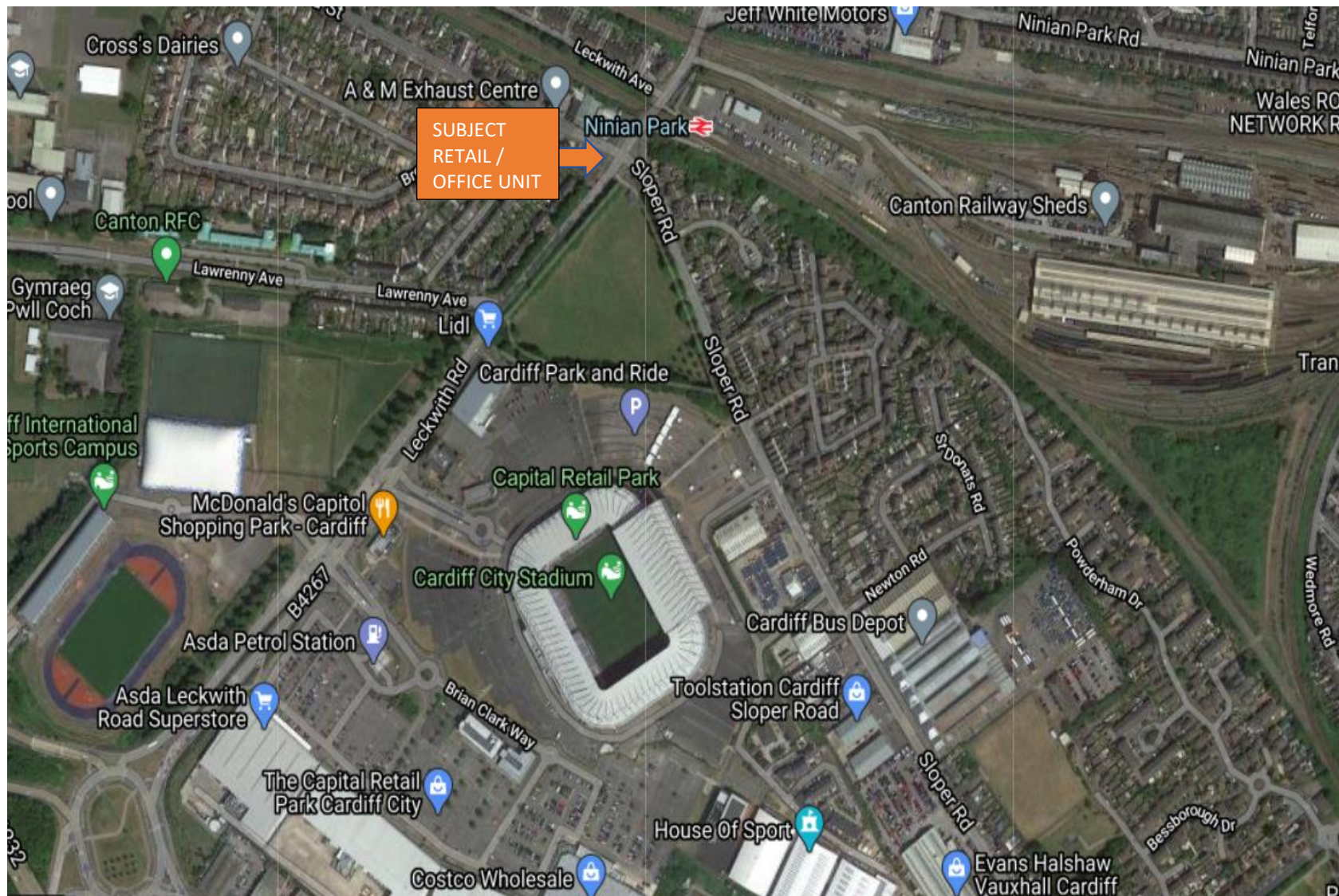
<https://businesswales.gov.wales/business-rates-wales>

*Eligible business premises with a rateable value of up to £6,000 will receive 100% relief; and those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero.*



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

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