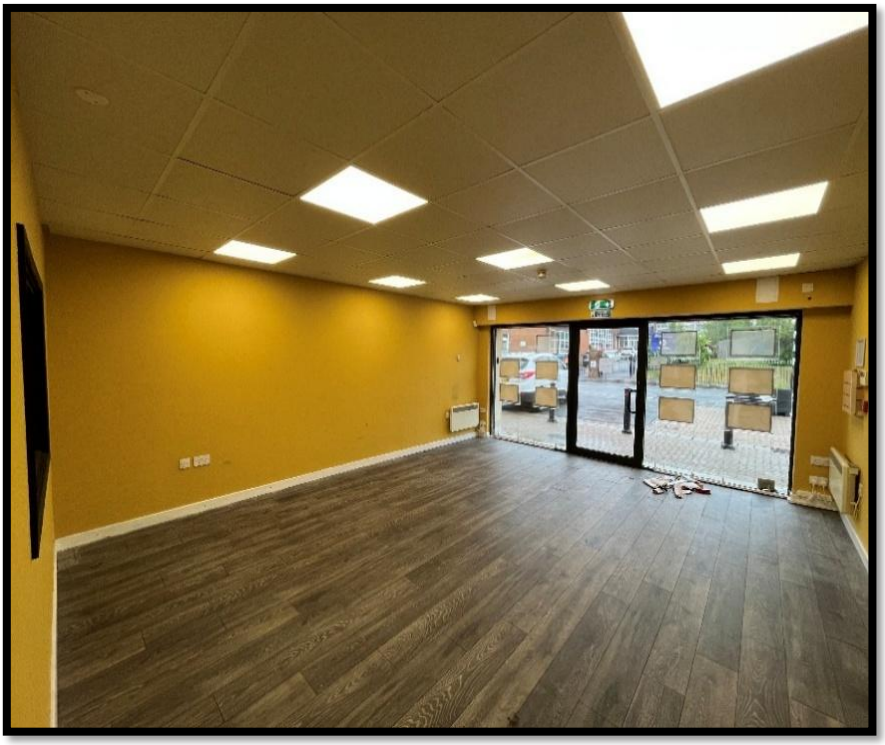
LEASING OPPORTUNITY
GROUND FLOOR LOCK-UP RETAIL UNIT

DTR COMMERCIAL PROPERTY AGENCY



82 BEECHLEY DRIVE, PENTREBANE, CARDIFF, CF5 3SP



- RARE LEASING OPPORTUNITY WITHIN A SMALL RETAIL PARADE IN PENTREBANE, CARDIFF
- THE UNIT IS PRESENTED IN VERY GOOD CONDITION THROUGHOUT AND READY FOR IMMEDIATE OCCUPATION
- 1 PARKING SPACE AVAILABLE AT THE REAR OF THE PROPERTY
- SELF CONTAINED GROUND-FLOOR RETAIL UNIT
- ALL RETAIL USES CONSIDERED SUBJECT TO PLANNING

LOCATION

The property is located on Beechley Drive, located within the Pentrebane suburb in West Cardiff. The subject unit is located directly opposite Pentrebane Primary School & Nursery and there is a large amount of residential within the immediate vicinity. Pentrebane is within very close proximity to Fairwater whilst only c. 3.5 miles west of Cardiff City Centre. Nearby business occupiers within this retail parade include Londis convenience store, Josh Lee Hair Salon & a local takeaway.

DESCRIPTION

The property comprises a modern single storey mid-terrace retail unit within a small parade of 4 retail units, providing ground floor retail area and ancillary storage/office. The unit benefits from a fully glazed shopfront which leads into the front retail area, which currently benefits from laminated flooring and is painted throughout with ceiling tiles and lighting. The unit has electric and water supplies with staff WC and ancillary facilities located towards the rear of the unit. There is rear access into the shared car park with 1 parking space demised with this unit.

The retail unit provides the following approximate floor areas, which should only act as a guide and not to be relied upon as all interested parties should verify the floor areas whilst on site.

Ground Floor Retail (NIA): c. 48.91 sq m / 526 sq ft
Ground Floor Ancillary: c. 17.77 sq m / 191 sq ft (including staff WC)
Total Floor Area: c. 66.68 sq m / 717 sq ft



LEASE TERMS / RENTAL

-New effectively full repairing and insuring lease (FRI) lease term TBA.

-Quoting Rent: £9,000 per annum / £750 PCM exclusive of VAT, business rates, insurance and utilities.

-A deposit/bond will be required depending on covenant/trading accounts/references etc.

-Annual Insurance Payable: TBC

-Quoted figures exclude VAT which is applicable on the rent

-Estate Service Charge: a service charge will be payable by the tenant in relation to the general upkeep and maintenance of the common areas. Payable on an ad-hoc basis.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. The ingoing tenant may be required to contribute towards the landlord's fair and reasonable legal costs.

REPAIR

The tenant will be responsible for keeping the property in full repair throughout the lease term.

BUSINESS RATES

Prospective tenants are strongly advised to verify the Rateable Value of the unit directly via the Local Council, but it is our understanding that the Rates for this unit are as follows: -

RV (2026): £4900

The Welsh Government provides small business rates relief - eligible business premises with a rateable value of up to £6,000 receive 100% relief.

All interested parties are encouraged to verify this via Cardiff Council Rates Department

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DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ
Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.





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82 BEECHLEY DRIVE, PENTREBANE, CARDIFF

RETAIL UNIT TO LEASE

GROUND FLOOR C.725 SQFT

RENT: £750 PCM EXCLUSIVE

AVAILABLE FROM SUMMER 2026



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VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 029 20372 599



VIRTUAL TOUR

CLICK HERE TO VIEW THE VIRTUAL TOUR

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COMMERCIAL PROPERTY AGENCY

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