



2A Scott Court, East Moors Road, Ocean Park, Cardiff, CF24 5HF

Former Subway - To Let

Summary

Tenure	To Let
Available Size	942 sq ft / 87.51 sq m
Rent	£18,000 per annum Exclusive
Service Charge	£1 per sq ft Exclusive, VAT payable in addition.
Rates Payable	£7,655.50 per annum April 2026 Valuation - for retail use the Multiplier 35.0p
Rateable Value	£15,250
EPC Rating	B (46)

Key Points

- Located in a prominent position within Ocean Park, Cardiff
- Walking Distance to City Centre and Train Station
- Regular shaped unit with former shop-fit and kitchen in situ (at present)
- Opposite 'Magic Roundabout'
- Ground Floor Unit with prominent signage
- New Lease available - direct with Landlord

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building Insurance Premium to be confirmed.
EPC Rating	B (46)

Description

Unit 2A Scott Court is a former Subway unit - located in a prime location adjacent to the 'Magic Roundabout' Road with prominence from Ocean Way. Walking distance to City Centre and Train Station. On site car parking provision.

Location

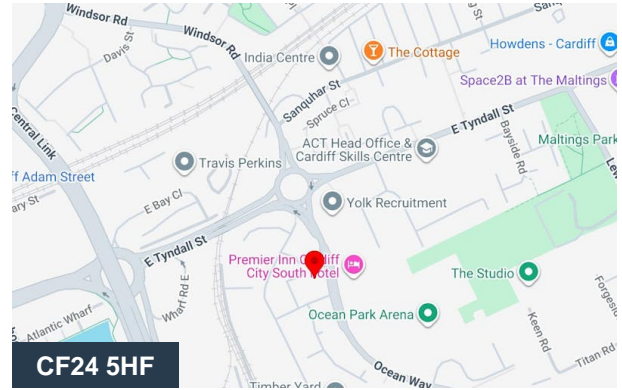
Prime commercial location less than 0.5 miles from Cardiff city centre and the new Enterprise Zone. Located in an established office location with occupiers in close proximity including Jewson, Screwfix, Recovery, Peacocks. The property is within walking distance of Queen Street and Central Rail Stations.

Specification

The property comprises a ground floor retail / cafe unit - formerly occupied by Subway. The kitchen area is approximately 181 sq ft
The sales area is approximately 761 sq ft
Total 942 sq ft

Terms

New Lease available for a term of years to be agreed.



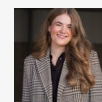
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