



162 - 168 Penarth Road, Cardiff

Cardiff, CF11 6JN

Unit To Let - 1166 sq. ft.

**New Build Retail
Opportunity Located On
Busy Penarth Road**

1,166 sq ft
(108.32 sq m)

- Quoting Rent - £17,000 p.a.x
- Rare New Build Retail Unit Opportunity On Penarth Road.
- High EPC Rating of A-20
- Current USE A1 - Other Uses Considered, Subject to Planning.
- Occupiers in the area include local and national retailers.

Summary

Available Size	1,166 sq ft
Rent	£17,000 per annum
Business Rates	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A (20)

Location

The premises is situated on Penarth Road, within the residential area of Grangetown. Good transport links to the city centre are via the A4232 and A4160. Penarth Road sees a large amount of passing traffic as it is a connecting link from the Penarth area to the city centre of Cardiff. Occupiers nearby include Tesco, Subway, Well Pharmacy, Matsudai Ramen plus a number of local A1 and A3 operators on the adjoining Clare Road.

Description

The shop front is mostly glazed, access provided via single door to the middle of the shop front. The sales area is well configured open plan space comprised all on ground floor. There is a bin store and W/C located at the rear of the unit along with an access door leading out to a rear courtyard.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	1,166	108.32

Specification

Gross Frontage: 11.96 meters
 Net Frontage: 7.69 meters
 Shop Width: 11.40 meters
 Shop Depth: 10.94 meters

Terms

The unit is available by new lease, terms to be agreed.

Planning

The unit benefits from A1 planning consent. Other uses are considered, subject to planning.

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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