



64 Crwys Road

Cathays, Cardiff, CF24 4NP

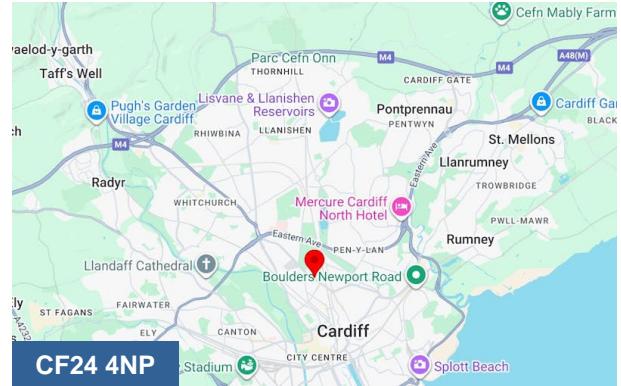
FORMER BETTING SHOP TO LET

1,392 sq ft
(129.32 sq m)

- Quoting Rent £27,500 pax
- Prominent Corner Position
- Ground Floor Sales 1,248 sq. ft.
- Ancillary and Staff Amenities
- Well Configured Retail Unit
- Current Use A2 - Other Uses Considered Subject to Planning

Summary

Available Size	1,392 sq ft
Rent	£27,500 per annum
Rates Payable	£13,490 per annum
Rateable Value	£23,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)



Location

The property occupies a prominent corner position on Gower Street and Crwys Road, one of the main retail thoroughfares in Cathays, a predominantly student populated area of Cardiff. Nearby occupiers include Crwys Fish Bar, Pizza Time, YC Sports, and Eye to Eye Opticians.

Description

The property comprises a well configured ground floor retail unit, with return frontage from Crwys Road onto Gower Street. Access to the property is provided from Crwys Road via a ramped access. Customer toilets are located to the rear of the shop, with staff amenities sectioned off behind the counter.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,248	115.94
Ground - Ancillary	144	13.38
Total	1,392	129.32

Terms

The property is available by way of a new lease, terms to be agreed.



Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Viewings

By appointment with sole letting agents Cooke & Arkwright.

Viewing & Further Information

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