



251-253 Cowbridge Road East

Cardiff, CF11 9AN

## REDUCED RENT

Unit To Let - 947 sq ft

947 sq ft

(87.98 sq m)

- REDUCED RENT - £15,000 pax for the first year of the term
- Current Use A1 - Other Uses Considered Subject to Planning
- New Unit - Ready For Ingoing Tenant's Fit Out
- Open Plan With Store Cupboard and Services for W/C to the Rear

# 251-253 Cowbridge Road East, Cardiff, CF11 9AN

## Summary

Available Size	947 sq ft
Rent	£15,000 per annum
Business Rates	To be assessed
Service Charge	To be assessed
VAT	Applicable. VAT is payable to the rent
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The property occupies a good position on Cowbridge Road East, one of the main arterial routes into and out of Cardiff City Centre and is a principle shopping parade in the suburb of Canton. Nearby Occupiers include Loungers, Greggs, Savers, plus a mix of local A1 and A3 operators.

## Description

The property comprises brand new ground floor lock up shop, forming part of a larger building with residential accommodation above. Access into the ground floor is direct from Cowbridge Road East. Deliveries are to the front of the unit. A parking space could be available to the rear, if required.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	909	84.45
Ground - Store Cupboard	38	3.53
<b>Total</b>	<b>947</b>	<b>87.98</b>

## Terms

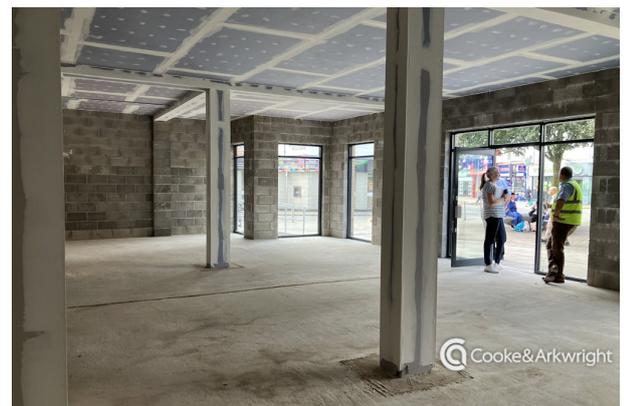
The premises is available to let on the basis of a new lease at £15,000 pax for year 1, thereafter £18,500 pax.

## Planning

The premises benefits from A1 use however, other uses could be considered subject to planning and landlord's consent.

## Viewings

By appointment with sole letting agents Cooke & Arkwright.



## Viewing & Further Information



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