



Unit 3 Radyr Court Shopping Precinct

Cardiff, CF5 2QF

Shop To Let

1,121 sq ft
(104.14 sq m)

- Large Ground Floor Sales Area
- Rear Access for Loading
- Nearby occupiers include The Co Op, Serenity Beauticians, Ladybirds Nursery and Forte School of Music

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Summary

Available Size	1,121 sq ft
Rent	£15,000.00 per annum
Rates Payable	£5,350 per annum
Rateable Value	£10,000
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Location

The premises is located in the large residential suburb of Danescourt, located approximately 3 miles Northwest of Cardiff City Centre. The premises forms part of a shopping precinct with nearby occupiers including Serenity Beauticians, ShopEZY Convenience Store, Court House Coffee Shop and Co-Op Foodstore.

Description

The premises is a ground floor lock up store with ancillary accommodation on the first floor. There is a W/C on the ground floor as well as servicing from a loading bay at the rear of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,121	104.14
Ground - Ancillary	78	7.25
1st	931	86.49
Total	2,130	197.88

Terms

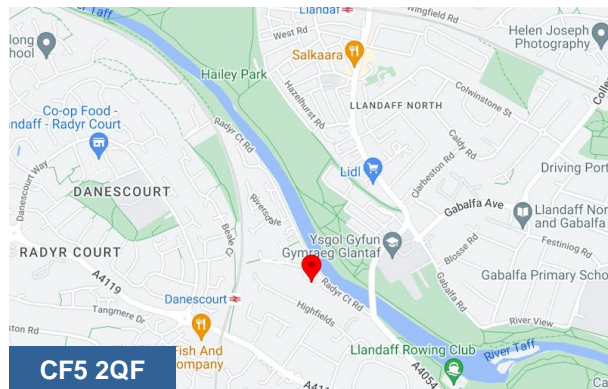
The premises is available to let for a term of years up until September 2028 on the basis of an internal repairing and insuring lease subject to a service charge, to be contracted out of the Landlord & Tenant Act 1954.

Planning

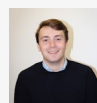
We understand that the premises benefits from A1 use. Other uses will be considered subject to successful change of use application.

Viewings

To be arranged via sole letting agents Cooke & Arkwright.



Viewing & Further Information



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