



75 - 77 Llandennis Road

Rhydypenau, Cardiff, CF23 6EE

FORMER BANK PREMISES TO LET

1,738 sq ft

(161.47 sq m)

- Prominent Location in a Busy Suburban Area of Cardiff
- Affluent Neighbourhood
- Close to Leisure Attraction Roath Park
- Suitable for a Range of Uses Subject to Planning

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,738 sq ft |
| Rent | £25,000 per annum |
| Rateable Value | £23,250 |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (78) |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 1,126 | 104.61 |
| Basement | 612 | 56.86 |
| Total | 1,738 | 161.47 |

Description

The property offers ground floor and basement space. The layout of the ground floor is still configured as the previous bank, with a large glass retail display window at the front gives access to the ground floor retail space. The property benefits from a shared access to the rear of the property down a right of way lane. The rear also allows ground level access to the basement through a steel reinforced door. The front allows the ability to park two cars.

Location

The property occupies a prominent corner position in an affluent area of North Cardiff, the roundabout that the property is situated on is the crossroads linking Heath, Cyncoed, Roath Park, Rhydypenau, Llanishen and the city centre. The nearby train station of Heath High Level is the second last stop before reaching Cardiff central.

Adjacent occupiers include Llannishen pharmacy, a cake shop, a opticians, and a estate agents.

Terms

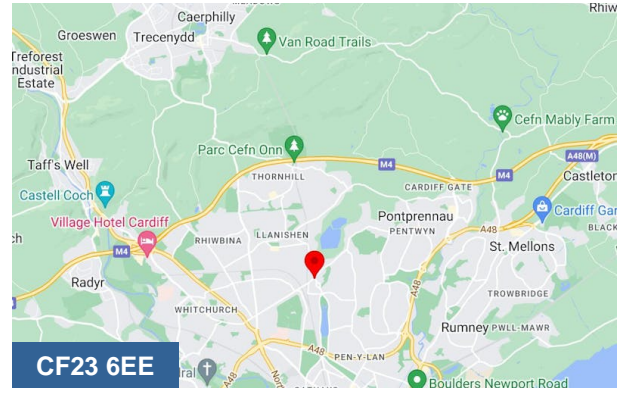
The premises is available to let by way of a new lease terms to be agreed.

Viewings

By appointment via sole letting agents Cooke & Arkwright.

Planning

The premises benefits from A2 USE. However, other uses will be considered subject to planning.



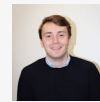
Viewing & Further Information



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