



33-35 Windsor Road

Penarth, CF64 1JD

TO LET

GROUND FLOOR RETAIL UNIT
3,396 sq ft (314.61 sq m)

- + Ground floor retail accommodation
- + Potential to be split offering two retail units, subject to planning
- + Excellent frontage

029 2081 1581

LOCATION

The property is located in Penarth, a popular town situated approximately 3 miles from Cardiff city centre. The property occupies a prominent position along Windsor Road, Penarth's prime retail pitch. Notable surrounding occupiers include Bar 44, Coffee #1 and Ocho Lounge.

DESCRIPTION

The property comprises a mid-terrace retail unit that provides accommodation to the ground floor with sales areas to the front with rear stores, office kitchenette and WC facility.

ACCOMMODATION

The property has been measured and provides the following areas:

Ground Floor	2,486 sq ft (230.00 sq m)
Ancillary	910 sq ft (84.61 sq m)
Total	3,396 sq ft (314.61 sq m)

The ground floor can be split into two retail units of 1,698 sq ft (157.75 sq m) each.

LEASE TERMS

The property is available on the basis of a new lease for a term of years to be agreed.

The ground floor can be made available as a single unit or split to offer two separate units, subject to planning.

BUSINESS RATES

We are informed that the rateable value of the property is £45,250. Using the 2022/23 UBR (0.535) the rates payable are £24,208.75.

Under current Coronavirus legislation we understand, retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the year 2022/23.

Interested parties should make their own enquiries with the Local Authority.

USE

The property benefits from A1 use. Other uses would be considered subject to planning.

RENT

Quoting rent for the whole available on application.

If the ground floor is split, quoting rent of £30,000 per annum for each unit.

EPC

The property has an EPC rating of D (97). A copy of the certificate can be provided upon request.

VAT

All costs are quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams/Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

Alternatively, please contact Nick Golunski of Calan Retail at nick.golunski@calanretail.co.uk / 02920 537714

SUBJECT TO CONTRACT AND AVAILABILITY



December 2022

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