



# 13 Whitchurch Road, Cardiff, CF14 3JN

**TO LET**

**GROUND FLOOR RESTAURANT**

**849 sq ft (78.90 sq m)**

+ A3 planning

+ £20,000 per annum

+ No VAT

029 2081 1581

**LOCATION**

The property occupies a prominent position along Whitchurch Road, an established retailing thoroughfare in the Heath area of Cardiff. The road plays an important role in connecting the north of Cardiff to the Roath/Cathays area.

The locality is predominantly residential with the benefit of easy access to the University Hospital of Wales. There is a large student population in the Heath area of Cardiff due to the proximity to the hospital and university buildings in Cathays.

Whitchurch Road has a vibrant mix of local and national retailers. Notable occupiers in close proximity include Chai Social, Co-op, The Crispy Duck and Dyfed Menswear.



**DESCRIPTION**

The available property is a self contained ground floor retail unit that has been fitted out to an excellent standard.

The former restaurant benefits from the following:

- + Combi boiler with radiators
- + Kitchen with extraction
- + Male and female WC
- + CCTV with intruder alarm
- + Electric roller shutter
- + Glazed shop front
- + Tiled flooring
- + Independent electricity, gas and water supply
- + Outdoor seating area at rear

**ACCOMMODATION**

The property has been measured on a net internal area and provides the following areas:

|                    |           |  |              |
|--------------------|-----------|--|--------------|
| Ground Floor Sales | 849 sq ft |  | (78.90 sq m) |
| Outdoor Area       | 321 sq ft |  | (29.85 sq m) |

**RENT**

£20,000 per annum exclusive.

**LEASE TERMS**

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**USE**

The property benefits from A3 planning use. There is potential for alternative uses subject to planning.

The property benefits from a premises licence with the hours of 11am-11pm, 7 days a week.

**BUSINESS RATES**

The property is being reassessed. It is estimated the new rating will be approximately £12,000-£14,000. The rates payable will be approximately £6,420 - £7,490.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

The property is to be assessed.

**VAT**

No VAT payable.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
 Email: rhys@emanuel-jones.co.uk  
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

**emanueljones**  
 chartered surveyors  
**029 2081 1581**  
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

March 2024

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 Cardiff, CF14 3JN**

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