

Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

First Floor 2

Merthyr Road

Whitchurch, Cardiff, CF14

1DG

hrt.uk.com



First Floor 2 Merthyr Road, Cardiff, CF14 1DG

Annual Rent of **£10,000**



Location For Sat Nav users: Postcode CF14 1DG

The property is prominently located on the corner of Merthyr Road and Church Road. Merthyr Road is one of the main thoroughfares of Whitchurch, popular suburb in the north of Cardiff.

Merthyr Road's occupiers include a range of restaurants, public houses, offices and popular retailers such as Co-op Food, Iceland and Boots.

Merthyr Road provides good access to the M4 Motorway via Junction 32.

Description

The property comprises first floor space, currently configured as a clinic but has the potential to be used as an office (subject to planning).

Accommodation

The property has a total Net Internal Area (NIA) of 81.94 sq. m. (882 sq. ft.)

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£10,000 per annum.

Terms

A new Internally repairing and insuring lease for a term of years to be agreed.

Insurance

Fair allocation of buildings insurance premium to be payable on demand.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

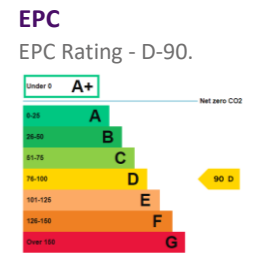
Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with Cardiff Council in order to verify.

2024/2025 Rateable Value is £8,800 per annum.

The business multiplier for Wales 2024/2025 is 0.562p in the pound.



The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Max Harlow
Tel: 02922 671553
Email: maxharlow@hrt.uk.com

Contact: Robert David
Tel: 01446 776397
Email: robertdavid@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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Commercial



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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.